



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** **Cougar Mountain Parcels**

**Proposal Address:** 6716 and 6712 168<sup>th</sup> Ave SE

**Proposal Description:** The applicant requests approval of a Critical Areas Land Use Permit to reduce a wetland buffer, steep slope structure setback and steep slope buffer to create buildable areas for constructing new single-family residences on two adjacent parcels.

**File Number:** **18-115602-LO**

**Applicant:** Betty Tong, BML Development Corp

**Decisions Included:** Critical Areas Land Use Permit  
(Process II. LUC 20.30P)

**Planner:** Peter Rosen, Senior Environmental Planner

**State Environmental Policy Act  
Threshold Determination:** **Exempt**

**Director's Decision:** **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department

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Elizabeth Stead, Land Use Director  
Development Services Department

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Application Date:	May 25, 2018
Notice of Application Publication Date:	June 14, 2018
Decision Publication Date:	August 1, 2019
Project Appeal Deadline:	August 15, 2019

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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### **Attachments**

1. Site Plan – Attached
2. Enhancement & Restoration Plan - Attached
3. Critical Areas Report – In File
4. Geotechnical Reports – In File

## I. Proposal Description

The applicant is requesting approval of a Critical Areas Land Use Permit to reduce critical area buffers and structure setbacks to create buildable areas on two undeveloped single-family residential parcels. The total site area is 1.2 acres; comprised of two lots sized 21,010 SF (Parcel 1) and 31,875 SF (Parcel 2).

**Critical area buffer/structure setback impacts:** The proposal would result in the following critical area buffer/structure setback impacts:

Wetlands - There is a Category II wetland located on the south portion of the subject site and extends off-site along the south property boundary. The 75-foot wetland buffer extends onto the site. The proposal would reduce the wetland buffer to a minimum buffer width of 57.5 feet, reducing the wetland buffer area by 1,244 SF. The 20-foot structure setback from the edge of the wetland buffer would be reduced to 10 feet, reducing the wetland structure setback area by 2,107 SF.

Steep slopes - There is a steep slope critical area located in the south portion of the site. The proposal would reduce the 50-foot top-of-slope buffer to a minimum buffer width of 3.5 feet, with a range between 3.5 feet and 50 feet. The steep slope top-of-slope buffer area would be reduced 2,980 SF.

There is also a steep slope critical area located on the east portion of the site. The proposal would reduce the 75-foot toe-of-slope structure setback to a 72.6-75 foot width, reducing the steep slope structure setback by 10 SF.

### Temporary Construction Impacts

The proposal would result in temporary construction impacts to wetland and steep slope buffer areas, including; 319 SF of wetland buffer impacts and 892 SF of steep slope buffer impacts. Temporary construction impact areas will be restored with appropriate native plantings.

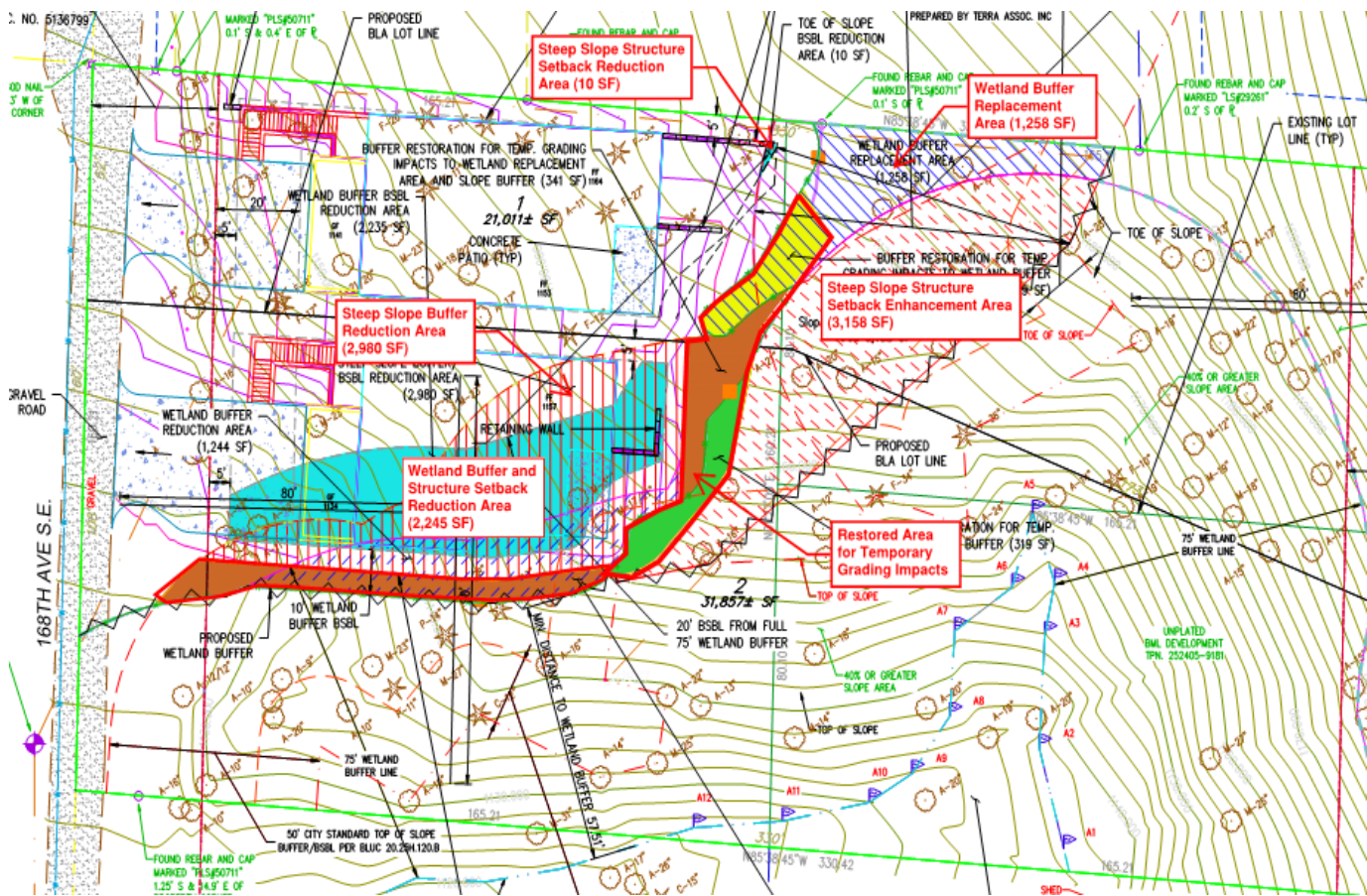
**Proposed mitigation:** The proposal includes the following measures to mitigate for the project's critical area buffer/structure setback impacts:

Wetland buffer averaging would provide 1,258 SF of wetland buffer replacement area to mitigate for the 1,244 SF of wetland buffer impact/reduction area. The buffer replacement area would be located in the north portion of the site, located contiguous to the wetland buffer and within the toe-of-slope structure setback area. The wetland buffer replacement area would be enhanced with appropriate native plant species.

The proposal would enhance 3,158 SF of the steep slope toe-of-slope structure setback area with native plants.

A Critical Areas Land Use Permit is required per LUC 20.25H.015.B because the proposal involves disturbance and modifications to a wetland buffer/structure setback, and to a steep slope buffer and structure setback area. A Critical Areas Report is required to modify the buffer and structure setback code requirements. The Critical Areas Report must demonstrate that the proposal would result in critical area functions and values that are equivalent or better than would result with the application of the regulations and standards of the code, LUC 20.25H.230.

**Figure 1 - Enhancement & Restoration Plan - Project Impacts and Mitigation**



## **II. Site Description, Zoning, Land Use and Critical Areas**

### **A. Site Description**

The project site is located at 6712 and 6716 168<sup>th</sup> Ave SE in the Newcastle subarea of the City's Comprehensive Plan. The total site area is 1.2 acres, consisting of 2 existing parcels 21,010 SF and 31,875 SF in size. The parcels are currently undeveloped.

There is a ravine with a drainage and wetland located to the south of the subject site. The *Wetland Assessment* (J.S. Jones & Associates, October 6, 2017) confirmed there is no stream channel in the bottom of the drainage. The wetland is located on the south portion of the subject site and extends off-site along the south property boundary. The *Wetland Assessment* rated the wetland as a Category II wetland, and the standard 75-foot wetland buffer extends onto the southern Lot 2.

The south and east portions of the site are heavily forested with an upland plant community dominated by Red Alder, Big-leaf Maple, Douglas Fir and Western Hemlock trees, with an understory of Sword Fern, Oregon Grape, Salmonberry and Trailing Blackberry.

The immediate vicinity of the site is developed with single-family residences. There are several undeveloped parcels located directly south of the subject site. Cougar Ridge East Open Space is across 168<sup>th</sup> Ave SE from the site.

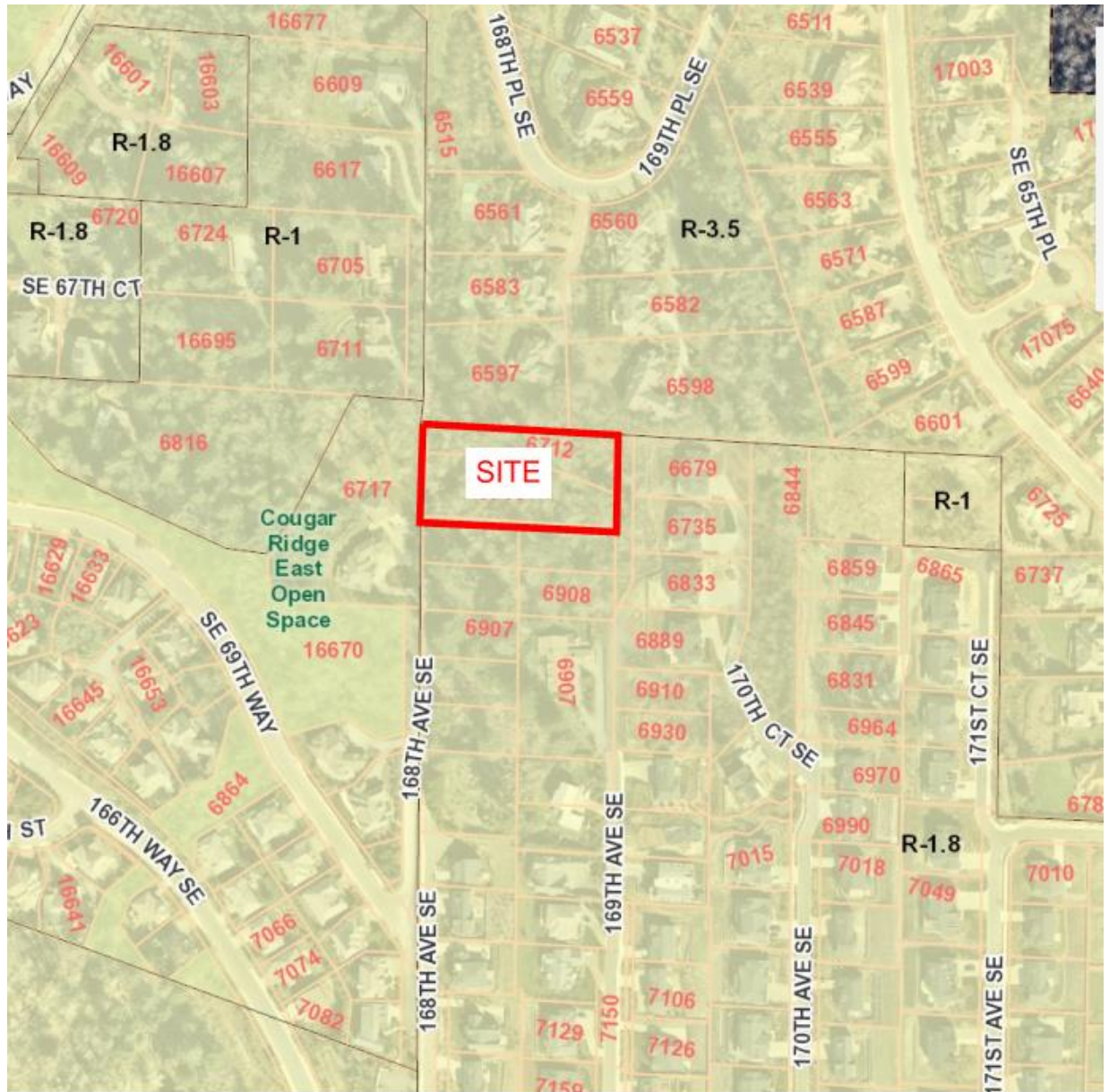
**Figure 2 – Site Context**



## **B. Zoning**

The project site is zoned R-1.8, a single-family residential zoning district, and is located in the Newcastle subarea of the City's Comprehensive Plan. There is R-3.5 zoning directly north of the site, and R-1 and R-7.5 zoning across 168<sup>th</sup> Ave SE to the west of the site.

Figure 3 – Zoning Map



**C. Land Use Context**

The comprehensive plan designation for the site is Single-Family Low Density (SF-L). The proposal for a single family residence is consistent with the Land Use designation. Adjacent to the west of the site is the Single Family Urban Residential (SF-UR) Land Use designation.

## **D. Critical Areas Functions and Values**

### **i. Geologic Hazard Areas**

LUC 20.25H.120.A.2 defines steep slope areas as those areas that contain slopes of greater than 40%, have a rise of at least 10 feet, and exceed 1,000 SF in area. The applicant has worked with a licensed surveyor and submitted a topographical site survey and site map identifying portions of the property which meet the steep slope criteria and are therefore regulated as a critical area. Regulated steep slopes are protected by a 50-foot top-of-slope buffer and a 75-foot toe-of-slope structure setback (LUC 20.25H.120.B.1 and C.2). The applicant has provided a geotechnical report prepared by a licensed geotechnical engineer.

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

### **ii. Wetlands**

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These "functions and values" to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue's wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, urban wetlands may provide significant stormwater control and water quality functions, even if the wetlands are degraded and comprise only a small percentage of area within a basin.

### **iii. Habitat Associated with Species of Local Importance**

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005 Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically

located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

### **III. Consistency with Land Use Code Requirements:**

#### **A. Zoning District Dimensional Requirements:**

The site is located in the R-1.8 zoning district. The plans demonstrate conformance with zoning dimensional standards, however conformance with all zoning requirements will be verified as part of the required building permit review. **See Conditions of Approval related to Construction Permit Required in Section IX of this report.**

#### **B. Critical Areas Requirements LUC 20.25H:**

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The following sections of the Land Use Code apply to the proposal.

##### **i. Consistency with LUC 20.25H.125 - Performance standards - Landslide hazards and steep slopes.**

*In addition to generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.*

**A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**

**Finding:** The front and side yard setbacks of the proposed residences are reduced to minimize incursion into critical area buffers and structure setbacks. The future residences are designed with tuck-under garages to allow for better conformance to the natural contours.

**B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

**Finding:** The proposed residences and improvements avoid direct impacts on critical areas preserving the most critical natural landforms and vegetation. The proposal minimizes impacts and reductions to the wetland buffer, steep slope buffer and structure setback area to allow for construction of two marketable homes.

**C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**

**Finding:** According to the project's geotechnical engineer, the proposed reduction to the steep slope buffer and structure setback would not result in a greater risk or need for increased buffers on neighboring properties.

The Land Use Code requires applicants to record a hold harmless agreement for any approvals to modify steep slopes and buffers. A hold harmless agreement is required to be recorded prior to building permit issuance. **See Conditions of Approval related to the Hold Harmless Agreement in Section IX of this report.**

**D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;**

**Finding:** Retaining walls are used to minimize grading of existing natural slopes and to minimize disturbance resulting from creating graded artificial slopes.

**E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**

**Finding:** No impervious surfaces would encroach into critical areas. The proposed development is designed to minimize impervious surfaces within critical area buffers and structure setback areas.

**F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;**

**Finding:** The grade outside of the building footprint does not necessitate a site retention

system. There is no grading of steep slopes in excess of 40% to create a yard area.

**G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**

**Finding:** No freestanding retaining walls are proposed. There are limited retaining walls which extend from the building foundation to create flat areas adjacent to the front and back entries to the proposed residences.

**H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;**

**Finding:** No construction is proposed on slopes exceeding 40%, and pole-type construction is not necessary to minimize topographic modification.

**I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**

**Finding:** No construction is proposed on slopes exceeding 40%, and piled deck support structures are not necessary for parking or garage access.

**J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

**Finding:** The proposal includes a plan to mitigate for impacts of permanent disturbance and to restore areas of temporary construction disturbance. The Enhancement & Restoration Plan meets the requirements of LUC 20.25H.210. See Attachment 2, Enhancement & Restoration Plan.

A final mitigation plan is required to be submitted and approved with the building permit. The final mitigation plan shall be consistent with the approved conceptual mitigation plan. The final mitigation plan shall show planting locations, plant species, plant density/quantities and size of plant material. The mitigation planting shall meet plant density standards in the planting templates in the City's *Critical Areas Handbook*; trees planted 9-feet on-center, shrubs 4-feet on-center, and groundcovers between 18-24-inches on-center spacing. The mitigation planting is required to be maintained and monitored for five years. The final mitigation plan shall include performance standards to measure the successful establishment of the mitigation plantings. **See Conditions of Approval related to the Final Mitigation and Restoration Plan in Section IX of this report.**

**iii. Consistency with LUC 20.25H.140 – Critical areas report – Additional provisions for landslide hazards and steep slopes.**

**Finding:** Geotechnical engineering evaluations (Terra Associates, Inc. - Geotechnical Report, dated January 25, 2018; Response to City of Bellevue Comments, dated October 2, 2018, revised October 21, 2018; Review Letter, dated October 24, 2018, and Responses to City of Bellevue Review Letter, July 24, 2018) have been submitted with the application and include an assessment of the geological characteristics of the site and project area, an analysis of the proposal and its relationship to the geologic hazards including potential threats to adjacent properties, and safety measures during construction.

To ensure the geotechnical recommendations are accurately implemented, the geotechnical consultant shall review building plans and observe all aspects of grading, wall construction, drainage installation, foundation placement, and final surfacing to verify the construction meets project specifications discussed in the geotechnical report (see geotechnical reports in file). **See Conditions of Approval related to Geotechnical Review in Section IX of this report.**

**iv. Consistency with LUC 20.25H.145 – Critical areas report – Approval of modification**

*Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:*

**A. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;**

**Finding:** The geotechnical report concludes the proposed reductions to the steep slope buffer and structure setback area would not increase the threat of geologic hazards on adjacent properties over conditions that currently exist.

**B. Will not adversely impact other critical areas;**

**Finding:** There is a Category II wetland located on the south portion of the site and extending off-site along the south property boundary of the project site. The proposal would reduce the on-site wetland buffer width from 75 feet to a minimum buffer width of 57.5 feet. The reduced wetland buffer area is heavily forested and the proposed buffer reduction would not adversely impact the wetland. The proposed reductions to the steep slope buffer and structure setback would not adversely impact the steep slope critical area.

**C. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;**

**Finding:** According to the geotechnical report, a slope stability analysis has been completed and the proposed modification to the steep slope buffer and structure setback would provide equal protection to the project as it would if the modification did not occur.

**D. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;**

**Finding:** The geotechnical reports (Terra Associates, Inc.) were prepared by geotechnical engineers licensed in Washington. The geotechnical consultant has recommended that the 50-foot top-of-slope steep slope buffer extending onto Lot 2 can be reduced to 0-15 foot width and the 75-foot toe-of-slope structure setback extending onto Lot 1 can be reduced to 72.6 feet. The geotechnical consultant has certified that a slope stability analysis has been completed and the proposed project is safe as designed and under anticipated conditions.

The geotechnical engineer must review the building permit construction plans for conformance with geotechnical recommendations and provide geotechnical inspection and oversight during project construction. **See Conditions of Approval related to Geotechnical Review in Section IX of this report.**

**E. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;**

**Finding:** The geotechnical reports prepared by Terra Associates, Inc. comply with this standard.

**F. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and**

**Finding:** The geotechnical consultant reviewed the civil plans prepared by CORE Design and confirmed the recommendations in the geotechnical report have been appropriately incorporated into the plan drawings.

**G. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part. (Ord. [5680](#), 6-26-06, § 3)**

**Finding:** Species of local importance and their habitats are addressed in a *Habitat Assessment* (J.S. Jones and Assoc., May 18, 2018). Priority, large wildlife snags and habitat features are not present in the areas of the proposed reductions or modifications to the wetland and steep slope buffers and structure setbacks. Therefore, the proposed modifications to critical area buffers and structure setbacks would not result in a significant impact to habitat associated with species of local importance.

The understory of the toe-of-slope structure setback is currently dominated by Himalayan blackberry, a non-native invasive plant specie. The Enhancement & Restoration Plan includes 3,158 SF of enhancement to removed invasive plant species and reestablish a native plant community in the steep slope structure setback. The vegetative enhancement would improve wildlife habitat functions on the site. See Attachment 2, Enhancement & Restoration Plan.

**v. Consistency with LUC 20.25H.100: Performance Standards – Wetland Performance Standards:**

*Development on sites with a wetland or wetland critical area buffer shall incorporate the following performance standards in design of the development, as applicable.*

**A. Lights shall be directed away from the wetland**

**Finding:** The proposed homes will be oriented with the fronts facing west and the backs facing east. Home lighting will be located at the front and back of the homes. The existing wetland is located on the south side of Lot 2 and south of the proposed home. Due to the orientation of the homes relative to the location of the wetland, lighting will not be directed toward the wetland. The building permit for Lot 2 shall be reviewed to ensure there is no lighting on the south side of the house directed toward the wetland or wetland buffer. **See Conditions of Approval related to Direct Lighting Away from Wetland/Wetland Buffer in Section X of this report.**

**B. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques.**

**Finding:** Temporary construction noise during daytime hours will occur during construction of the residences. All other noise would be typical of single family homes and should not be disruptive to wildlife utilizing the wetland.

**C. Toxic runoff from new impervious area shall be routed away from the wetlands.**

**Finding:** No toxic runoff is anticipated from the future residential homes. The proposed development area generally drains towards the road and not into the wetland/wetland buffer area.

**D. Treated water may be allowed to enter the wetland critical area buffer.**

**Finding:** With future building permits, the proposal will comply with City stormwater requirements. Stormwater from impervious surfaces associated with the residential homes would generally drains towards the road and not into the wetland/wetland buffer area.

**E. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.**

**Finding:** The Enhancement & Restoration Plan (Attachment 2) includes revegetation of wetland buffer areas temporarily impacted by construction grading. Therefore, the outer edges of the wetland buffer adjacent to the developed lots will be restored with dense plantings to limit pet and human use and intrusion into the wetland buffer. In addition, the proposal includes a split rail fence separating the improved lots from the wetland buffer and steep slope areas.

The mitigation planting will be required to meet the planting density requirements in the City's *Critical Areas Handbook* for wetlands/wetland buffers in order to successfully establish a native plant community. **See Conditions of Approval related to Final Mitigation and Restoration Plan in Section X of this report.**

**F. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices", now or as hereafter amended.**

**Finding:** The use of pesticides, insecticides and fertilizers to install and maintain the wetland buffer enhancement planting shall be in accordance with the City of Bellevue's "Environmental Best Management Practices." Herbicides, pesticides and insecticides used in the wetland buffer area shall be approved for aquatic use. **See Conditions of Approval related to Pesticides, Insecticides, and Fertilizers in Section X of this report.**

**vi. Consistency with LUC 20.25H.095.C.2: Wetland Buffer Modification:**

*2. Buffer Modification. Modifications to the wetland critical area buffer may be approved pursuant to this section. Modifications to the wetland critical area buffer that do not meet the criteria of this subsection may be considered through a critical areas report, LUC 20.25H.230:*

*a. Buffer Averaging. Buffer averaging may be allowed if all the following criteria are satisfied. Proposals to average the wetland critical area buffer under this*

*subsection shall require a Critical Areas Land Use Permit; provided, that a mitigation or restoration plan is not required for buffer averaging.*

- i. Buffer averaging may be approved only if the applicant demonstrates that a modification to non-critical area setbacks pursuant to LUC 20.25H.040 would not accommodate the proposed development in a manner consistent with its intended use and function;*

**Finding:** The front and side yard non-critical area structure setbacks have been reduced to minimize the wetland buffer modification.

- ii. Through buffer averaging, the ecological structure and function of the resulting buffer is equivalent to or greater than the structure and function before averaging;*

**Finding:** The proposal will enhance the replacement wetland buffer area so the ecological structure and function of the replacement, resulting buffer will be equivalent to or greater than before averaging.

- iii. The total buffer area is not reduced;*

**Finding:** The total wetland buffer area would not be reduced. The proposal would reduce the wetland buffer area by 1,244 SF and provide a wetland buffer replacement area of 1,258 SF.

- iv. The buffer area is contiguous;*

**Finding:** The wetland buffer replacement area is contiguous to the wetland buffer boundary.

- v. Averaging does not result in any impact to slope stability and does not increase the likelihood of erosion or landslide hazard;*

**Finding:** The wetland buffer replacement area is located in the 75-foot toe-of-slope steep slope structure setback. It is located approximately 20-60 feet from the toe of slope. The wetland buffer replacement area would be enhanced with native plantings. The location of the wetland buffer replacement area would not increase the likelihood of erosion or landslide hazard.

- vi. Averaging does not result in a significant adverse impact to habitat associated with species of local importance; and*

**Finding:** Averaging would not result in a significant adverse impact to habitat associated with species of local importance. The wetland buffer reduction area is relatively small (1,244 SF) and there are no habitat features such as wildlife snags in the reduced wetland buffer.

- vii. At no point is the critical area buffer width less than 75 percent of the required buffer dimension.*

**Finding:** The wetland buffer would be reduced from 75 feet to a minimum buffer width of 57.5 feet, which is over 75% of the required buffer dimension.

#### **IV. Public Notice and Comment**

Application Date: May 25, 2018  
Public Notice (500 feet): June 14, 2018  
Minimum Comment Period: June 28, 2018

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on April 26, 2018. It was mailed to property owners within 500 feet of the project site. No comments were received.

#### **V. Summary of Technical Reviews**

##### **A. Clearing and Grading:**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development and geotechnical report for compliance with Clearing and Grading codes and standards. Clearing and Grading review conditions of approval are included in Section IV below.

#### **VI. State Environmental Policy Act (SEPA)**

The proposal to reduce critical area buffers and structure setbacks to allow for construction of two (2) single family residences is exempt from SEPA review per BCC 22.02.032.

#### **VII. Decision Criteria**

##### **A. Consistency with LUC 20.25H.255 – Critical areas report – Decision criteria**

###### **General.**

*Except for the proposals described in subsection B of this section, the Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:*

- 1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

**Finding:** The areas of reduced or modified critical area buffers and structure setback areas are generally dominated by invasive Himalayan blackberry. The proposed reductions and impacts to critical area buffers and structure setback areas would be mitigated by adding 1,258 SF of wetland buffer replacement area for the 1,244 SF wetland buffer area reduction, and by vegetative enhancement replanting of the wetland buffer replacement area and the steep slope structure setback (3,158 SF). Areas of temporary construction disturbance will also be restored with native plantings. The proposed mitigation would lead to improved habitat functions than with the application of code regulations and standards.

**2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

**Finding:** An installation surety is required prior to issuance of a building permit for an amount equal to 150% of the estimated cost of planting. The mitigation planting is required to be monitored for five (5) years. A monitoring/maintenance surety equal to 20% of the planting installation and monitoring costs is required for the 5 year monitoring/maintenance period. A cost estimate for the installation surety and monitoring/maintenance surety is required to be submitted with the building permit. The financial guarantee will ensure the applicant implements, maintains and monitors the mitigation planting for successful establishment. **See Conditions of Approval related to Installation and Monitoring/Maintenance Surety in Section IX of this report.**

**3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

**Finding:** The proposed reductions and modifications to critical area buffer and structure standards will not be detrimental to the functions and values of critical areas and their buffers off-site. The proposed development area and buffer reduction areas generally drain towards the road. Steep slopes to the east of the proposed lots and the wetland to the south would not be altered or impacted by the proposal.

**4. The resulting development is compatible with other uses and development in the same land use district.**

**Finding:** The proposed development is compatible with the land uses and development in the same land use district. The single family homes would be compatible with other single family uses and development in the vicinity of the site.

**B. Consistency with LUC 20.30P.140 – Critical Areas Land Use Permit – Decision criteria.**

**1. The proposal obtains all other permits required by the Land Use Code;**

**Finding:** The applicant must obtain single-family building permits and any associated permits prior to beginning construction. **See Conditions of Approval related to Construction Permits in Section IX of this report.**

**2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

**Finding:** The proposal includes design and development techniques to minimize impacts to critical areas and buffers. The front and side yard zoning structure setbacks are reduced to minimize incursion and impacts on critical area buffers as well as to work with existing grades. The homes will be constructed

as tuck-under garages to more closely mimic existing grades. Areas temporarily impacted by construction grading will be replanted and enhanced to result in the least impact on critical area buffers.

Tree protection measures to protect existing, retained trees outside of clearing limits during construction activity shall be shown on the building permit submittal. **See Conditions of Approval related to Tree Protection in Section IX of this report.**

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

**Finding:** As discussed in Section III, the applicable performance standards of LUC 20.25H are being met.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

**Finding:** The proposal will be served by adequate public facilities. The proposed development will comply with all utility standards, fire protection and street standards.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

**Finding:** The proposal includes an Enhancement & Restoration Plan (Attachment 2) consistent with requirements of LUC 20.25H.210. The mitigation plan includes restoring temporary construction impacts and mitigation of permanent impacts. A final mitigation plan is required with the Building Permit submittal. **See Conditions of Approval related to Final Mitigation and Restoration Plan in Section IX of this report.**

6. **The proposal complies with other applicable requirements of this code.**

**Finding:** As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

## **VIII. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to reduce critical area buffers and structure setbacks to create buildable areas on two undeveloped single-family residential parcels.

**Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

**Note- Expiration of Approval:** In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permits within one year of the effective date of the approval.

## IX. Conditions of Approval

**The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:**

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Peter Rosen, 425-452-5210

**The following conditions are imposed under the Bellevue City Code referenced:**

- 1. Construction Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of any construction permit. Applications for building permits and other required permits must be submitted and approved. Plans submitted shall be consistent with the site plan and activity permitted under this approval.

Authority: Land Use Code 20.30P.140

Clearing & Grading Code 23.76.035

Reviewer: Tom McFarlane, Peter Rosen Development Services Department,

- 2. Geotechnical Review:** The project geotechnical engineer must review the final construction plans, including all foundation, retaining wall, shoring, and vault designs. A letter from the geotechnical stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permits.

Authority: Clearing & Grading Code 23.76.050

Reviewer: Tom McFarlane, Development Services Department, Clearing & Grading Section

- 3. Geotechnical Inspection:** The project geotechnical engineer must provide geotechnical inspection during project construction, including monitoring and testing of soil cuts and fills, subgrades for foundations and footing, utility trench backfill, and any unusual seepage, slope, or subgrade conditions. A report documenting these inspections shall be submitted to the clearing and grading inspector prior to final permit inspection sign off by the City.

Authority: Clearing & Grading Code 23.76.050

Reviewer: Tom McFarlane, Development Services Department, Clearing & Grading

- 4. Rainy Season Restrictions:** Due to the presence of critical areas on the site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,

Reviewer: Tom McFarlane, Development Services Department, Clearing & Grading Section

- 5. Clearing Limits and Temporary Erosion & Sedimentation Control:** Prior to the initiation of any clearing or grading activities, clearing limits and the location of all temporary erosion and sedimentation control measures shall be field staked for approval by the on-site clearing and grading inspector.

Authority: Bellevue City Code 23.76.060 and 23.76.090

Reviewer: Tom McFarlane, Development Services Department, Clearing and Grading Section

- 6. Steep Slope Buffer and Structure Setback Modification Limitations:** The modifications to the steep slope buffer and structure setback approved in this report are limited to the approved site plan in Attachment 1. There is no implied approval for future modifications or expansion of any sort within the prescribed critical area or critical area buffer/structure setback. Routine repair and maintenance shall be in accordance with the performance standards set forth in LUC 20.25H.055.

Authority: Land Use Code 20.25H.230

Reviewer: Peter Rosen, Development Services Department

- 7. Hold Harmless Agreement:** Prior to Building Permit approval, the property owner or his/her agent shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with construction of the residence and associated improvements. The DSD Land Use Division will provide a template to be completed and recorded with King County Department of Assessments.

Authority: Land Use Code 20.30P.170

Reviewer: Peter Rosen, Development Services Department

- 8. Tree Protection:** The Building Permit plan submittal shall include the tree protection measures to protect existing, retained trees during construction activity.

Authority: Land Use Code 20.30P.140

Reviewer: Peter Rosen, Development Services Department

- 9. Final Mitigation and Restoration Plan:** A final mitigation plan is required to be submitted and approved with the building permit. The final mitigation plan shall be consistent with the approved conceptual Enhancement & Restoration Plan. The final mitigation plan shall show general planting locations, plant species, plant quantities and size of plant material. The mitigation planting shall meet plant density standards in the planting templates in the City's *Critical Areas Handbook*; trees planted 9-feet on-center, shrubs 4-feet on-center, and groundcovers between 18-24-inches on-center spacing.

Authority: Land Use Code 20.25H.220

Reviewer: Peter Rosen, Development Services Department

- 10. Final Mitigation and Restoration Plan Performance Standards:** The final mitigation plan shall include performance standards to measure the successful establishment of the mitigation plantings. The following performance standards are acceptable and shall be included on the final mitigation plans:

**Year 1:**

- 100% survival of all installed plants, including replacements installed during the warranty period.
- Maximum 10% coverage of invasive plants in planting areas.

**Year 2:**

- Minimum 40% cover of installed and volunteer native plants within the landscape restoration areas.
- Maximum 10% coverage of invasive plants in planting areas.

**Year 3:**

- Minimum 60% cover of installed and volunteer native plants within the landscape restoration areas.
- Maximum 10% coverage of invasive plants in planting areas.

**Year 4:**

- Minimum 70% cover of installed and volunteer native plants within the landscape restoration areas.
- Maximum 10% coverage of invasive plants in planting areas.

**Year 5:**

- Minimum 80% cover of installed and volunteer native plants within the landscape restoration areas.
- Maximum 10% coverage of invasive plants in planting areas.

Authority: Land Use Code 20.25H.220

Reviewer: Peter Rosen, Development Services Department

- 11. Installation and Monitoring/Maintenance Surety:** An installation surety is required prior to issuance of a building permit for an amount equal to 150% of the estimated cost of planting. A monitoring/maintenance surety equal to 20% of the planting installation and monitoring costs is required for the 5 year monitoring/maintenance period. A cost estimate for installation and monitoring/maintenance surety is required to be submitted with the building permit. The financial surety is required to be posted prior to building permit issuance. Release of the monitoring/maintenance surety after the 5-year monitoring period is contingent upon a final inspection of the planting by Land Use Staff that finds the maintenance and monitoring plan was successful and the mitigation meets performance standards.

Authority: Land Use Code 20.25H.220

Reviewer: Peter Rosen, Development Services Department

- 12. Maintenance and Monitoring Reports:** The mitigation planting is required to be maintained and monitored for five years to ensure the plants successfully establish. Annual monitoring reports are required to be submitted to document the plants are meeting approved performance standards. Photos from selected photo points shall be included in the monitoring reports to document the planting. Land Use inspection is required by Land Use staff to end the plant monitoring period.

Reporting shall be submitted no later than December 31<sup>st</sup> of each monitoring year and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be submitted to Peter Rosen or Heidi Bedwell by the above listed date and can be emailed to [prosen@bellevuewa.gov](mailto:prosen@bellevuewa.gov) or mailed directly to:

Environmental Planning Manager  
Development Services Department  
City of Bellevue  
PO Box 90012  
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140; 20.25H.220

Reviewer: Peter Rosen, Development Services Department

- 13. Pesticides, Insecticides, and Fertilizers:** The use of pesticides, insecticides and fertilizers to install and maintain the wetland buffer enhancement planting shall be in accordance with the City of Bellevue's "Environmental Best Management Practices." Herbicides, pesticides and insecticides used in the wetland buffer area shall be approved for aquatic use.

Authority: Land Use Code 20.25H.220.H

Reviewer: Peter Rosen, Land Use

- 14. Direct Lighting Away from Wetland/Wetland Buffer:** The building permit for Lot 2 shall be reviewed to ensure there is no lighting on the south side of the house directed toward the wetland or wetland buffer.

Authority: Land Use Code 20.25H.100

Reviewer: Peter Rosen, Land Use

OWNER/APPLICANT

BML DEVELOPMENT CORP  
P.O. BOX 609  
MEDINA, WA. 98039  
CONTACT: MS. BETTY TONG  
PHONE: (206) 228-3709

ENGINEER/SURVEYOR

CORE DESIGN INC.  
14711 N.E. 29TH PL. SUITE 101  
BELLEVUE, WA. 98005  
CONTACT: GINA R. BROOKS, P.E. - ENGINEER  
ROBERT D. WEST, P.L.S. - SURVEYOR  
PHONE: (425) 885-7877

DENSITY CALCULATIONS

GROSS SITE AREA: 52,868 S.F. (1.21 AC.)  
LOTS ALLOWED: 1.8 DU/AC (2.2 DU)  
LOTS PROPOSED (MA BLA): 2.0 DU

SETBACKS

	CODE	PROPOSED
FRONT (MEASURED FROM ACCESS EASEMENT)	30'	20' (5' FOR STEPS CONSTRUCTION)
SIDE	5'	5'
SIDES COMBINED	15'	10'
REAR	25'	25'
TOP OF STEEP SLOPE	50'	0'-15'
TOE OF STEEP SLOPE	75'	15'
WETLAND	75'	(56.25 MIN)
WETLAND BUFFER	20'	10'

SITE STATISTICS

PARCEL NUMBERS: 2524059157, 2524059166, 2524059181  
LAND USE CODE: R-1.8  
SITE AREA: 52,868 S.F.

	CODE REQ'D	PROPOSED
MINIMUM LOT AREA (BCC 20.20.010)	20,000 S.F.	20,000 S.F.
MINIMUM LOT WIDTH	90'	90'
MINIMUM LOT DEPTH	80'	80'
TOTAL NUMBER OF DWELLING UNITS	2.2	2
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM BUILDING COVERAGE	35%	35%
MAXIMUM IMPERVIOUS SURFACE	45%	45%
MINIMUM GREENSPACE PERCENTAGE OF FRONT YARD SETBACK	50%	50%

10% MAX GRADE FOR 20 FEET FROM EDGE OF EXISTING GRAVEL ROAD PER CITY TRANSPORTATION MANUAL, DESIGN STANDARDS SECTION 5.M. (TYP)

LEGEND

	WETLAND BUFFER REDUCTION AREA (1,244 SF)
	WETLAND BUFFER REPLACEMENT AREA (1,258 SF)
	STEEP SLOPE BUFFER/BSBL REDUCTION AREA (2,980 SF)
	STEEP SLOPE BUFFER/BSBL ENHANCEMENT AREA (3,158 SF)

TREE TABLE

TREE NO.	SPECIES	DIA (IN.)	TREE NO.	SPECIES	DIA (IN.)	TREE NO.	SPECIES	DIA (IN.)	TREE NO.	SPECIES	DIA (IN.)
8040	ALDER	16	8082	MAPLE	18	8122	ALDER	20	8156	ALDER	18
8041	ALDER	10	8083	MAPLE	29	8123	ALDER	19	8157	ALDER	14
8042	ALDER	10	8084	MAPLE	17	8124	ALDER	20	8158	ALDER	11
8043	ALDER	20	8085	MAPLE	32	8125	ALDER	23	8159	FIR	10
8044	ALDER	10	8086	MAPLE	17	8126	ALDER	19	8160	ALDER	14
8045	ALDER	9	8087	ALDER	15	8127	ALDER	16	8162	ALDER	19
8046	ALDER	10	8089	MAPLE	23	8128	MAPLE	12	8172	ALDER	20
8051	ALDER	12	8090	FIR	12	8129	MAPLE	19	8174	MAPLE	14
8052	ALDER	11	8091	ALDER	11	8130	MAPLE	18	8176	MAPLE	27
8054	ALDER	9	8092	FIR	11	8131	ALDER	15	8177	MAPLE	25
8055	ALDER	12	8093	FIR	13	8132	ALDER	17	8182	MAPLE	21
8056	ALDER	12	8095	FIR	27	8133	ALDER	15	8183	FIR	20
8057	ALDER	10	8096	FIR	35	8134	MAPLE	9	8184	MAPLE	28
8058	ALDER	12	8097	MAPLE	24	8135	MAPLE	34	8185	PINE	14
8059	ALDER	16	8105	ALDER	17	8136	MAPLE	22	8186	MAPLE	27
8060	ALDER	8	8106	ALDER	19	8138	FIR	31	8187	CEDAR	12
8061	ALDER	12	8107	ALDER	26	8139	MAPLE	21	8188	ALDER	16
8062	ALDER	11	8108	ALDER	19	8140	ALDER	22	8189	ALDER	22
8063	ALDER	11	8109	FIR	36	8141	ALDER	10	8190	ALDER	13
8064	ALDER	8	8110	FIR	34	8143	MAPLE	22	8191	MAPLE	25
8065	ALDER	12	8111	ALDER	12	8144	ALDER	19	8196	ALDER	26
8066	ALDER	17	8112	ALDER	21	8146	ALDER	17	8197	CEDAR	15
8067	ALDER	15	8113	ALDER	24	8147	ALDER	13	8198	ALDER	17
8068	MAPLE	23	8114	ALDER	20	8148	ALDER	9	8204	ALDER	14
8075	FIR	26	8115	ALDER	15	8149	ALDER	14	8205	MAPLE	31
8076	FIR	11	8116	ALDER	16	8150	MAPLE	17	8206	PINE	11
8077	MAPLE	23	8117	ALDER	17	8151	MAPLE	26	8207	MAPLE	23
8078	ALDER	21	8118	ALDER	16	8152	ALDER	10	8208	ALDER	19
8079	FIR	17	8119	ALDER	18	8153	ALDER	10			
8080	FIR	8	8120	ALDER	24	8154	ALDER	10			
8081	MAPLE	26	8121	ALDER	18	8155	ALDER	19			

ATTACHMENT 1 - SITE PLAN

BASIS OF BEARING

WASHINGTON COORDINATE SYSTEM NAD83(2011)-NORTH ZONE  
N32°47'20"W BETWEEN THE FOUND MONUMENTS IN THE CENTERLINE OF S.E. 69TH WAY.

VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF BELLEVUE VERTICAL ID NUMBER 824.  
2" BRASS CAP STAMPED "13071 AND V824 WITH PUNCH.  
LOCATED 50' SOUTH OF THE INTERSECTION OF 166TH WAY S.E. AND S.E. 73RD STREET.  
ELEVATION: 1079.84

SITE BENCHMARK

SET REBAR AND CAP MARKED "CORE CONTROL" IN THE SOUTHWEST CORNER OF THE SITE.

ELEVATION = 1125.25

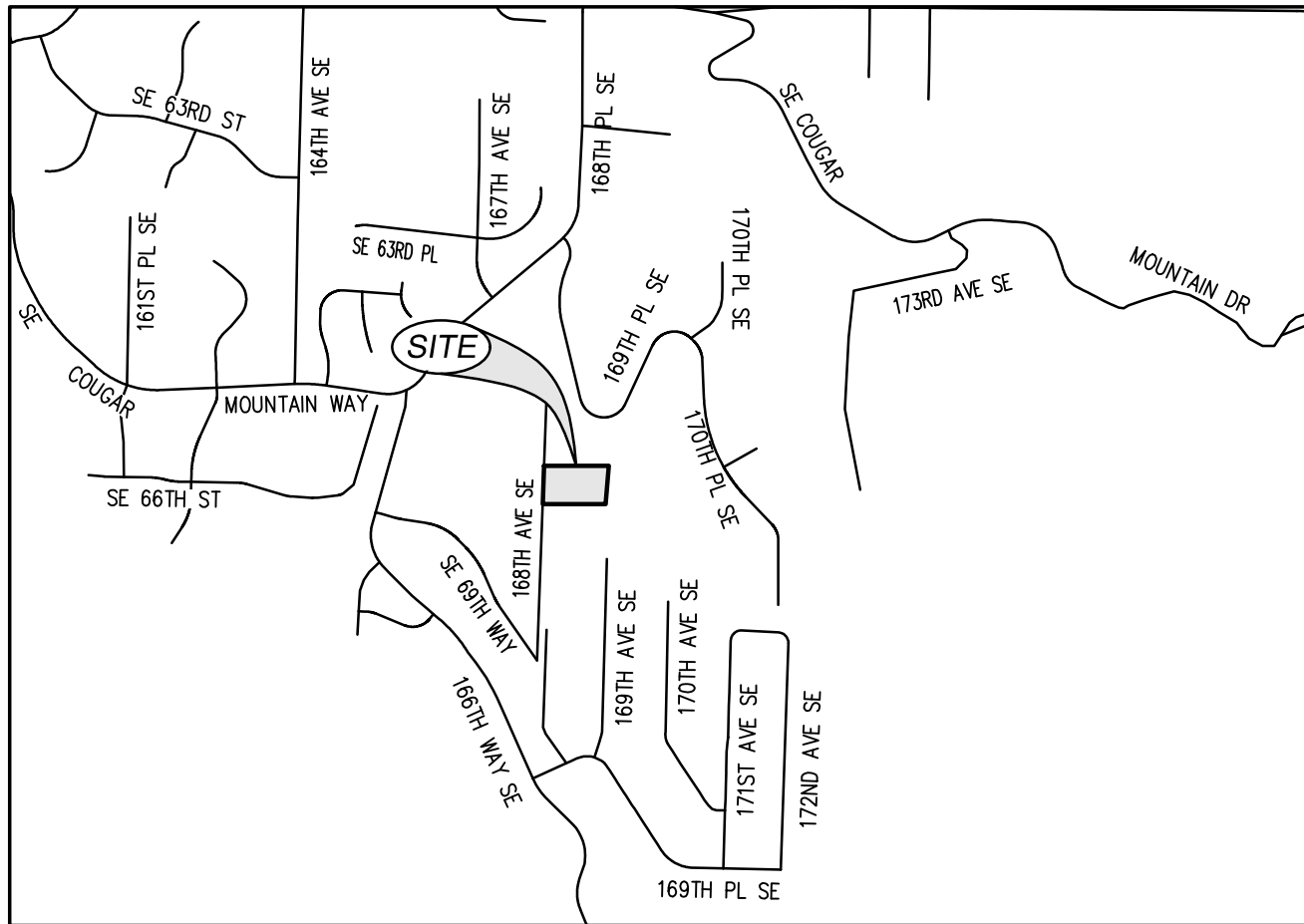
LEGAL DESCRIPTION

PARCEL A:  
THE NORTH 160 FEET OF THE WEST 165 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
(BEING KNOWN AS LOTS 1 AND 2, BLOCK 2, COUGAR RIDGE, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

PARCEL B:  
THE SOUTH 80 FEET OF THE NORTH 160 FEET OF THE EAST 165 FEET OF THE WEST 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
(BEING KNOWN AS LOT 33, BLOCK 2, COUGAR RIDGE, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

PARCEL C:  
THE NORTH 80 FEET OF THE EAST 165 FEET OF THE WEST 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
(BEING KNOWN AS LOT 34, BLOCK 2, COUGAR RIDGE, RECORDED)

SCALE: 1" = 20'



VICINITY MAP  
SCALE 1" = 1000'

GRID NO.:  
UTILITY NO.:  
SITE ADDRESS:

DATE: 9/24/18  
DESIGNED: GINA R. BROOKS, P.E.  
DRAWN: TAMI L. KENDALL  
APPROVED: GINA R. BROOKS, P.E.  
PROJECT MANAGER: GINA R. BROOKS, P.E.

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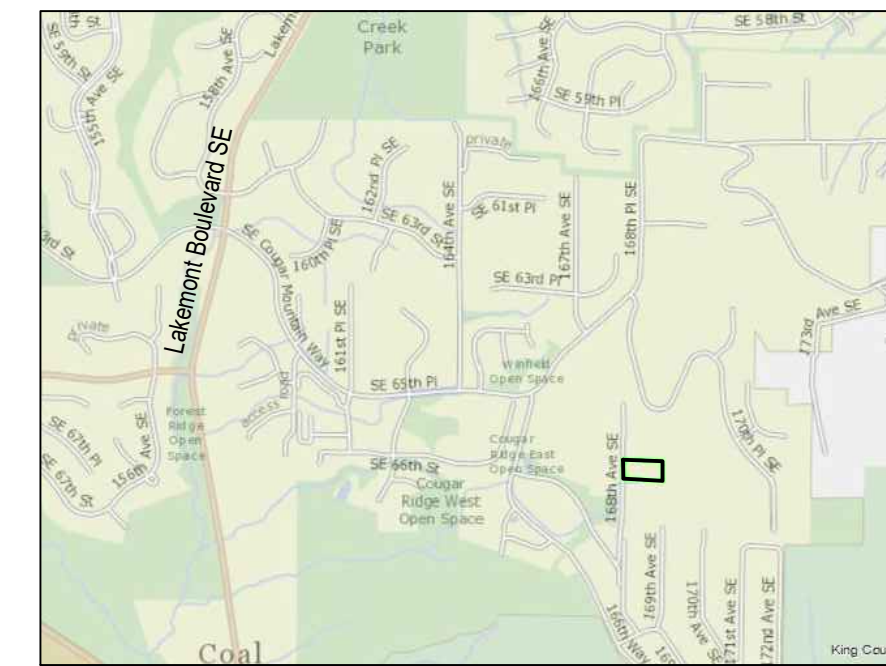
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67XXX 168th Ave. S.E, Bellevue, WA 98006

## ATTACHMENT 2 - ENHANCEMENT & RESTORATION PLAN

[illegible]

**J. S. Jones and Associates, Inc.**  
**Environmental Consultants**  
Wetlands, Streams, and Wildlife

Wetlands, Streams, and Wildlife

P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027

CONSULTANT:

**BML Development Corporation**

08th 80th Ave. N.E., Bellevue, Washington 98004  
206-351-0042 bettyt@isomedia.com

pettyt@isomedia.com

## Enhancement & Restoration Plan

Parcel No.'s 252405-9157, 252405-9166, and 252405-9181

**CLIENT:**

DESIGNED BY:

U. J. Jones

DRAWN BY:

J. Jones

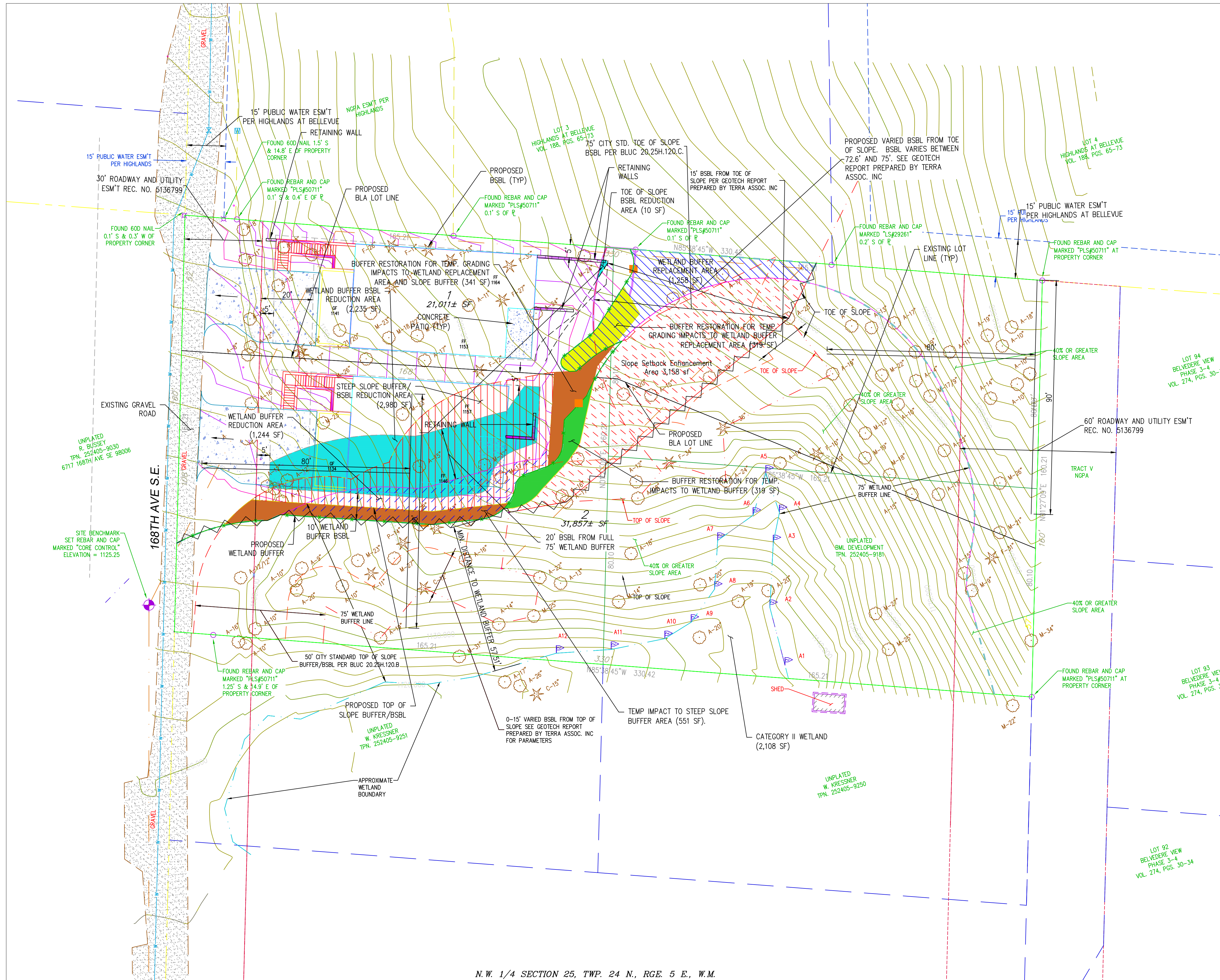
CHECKED BY:

APPROVED BY:

DATE: \_\_\_\_\_

SCALE  
1" = 20'

SHEET  
1 of 7



N.W. 1/4 SECTION 25, TWP. 24 N., RGE. 5 E., W.M.

## VICINITY MAP

NOT TO SCALE

## CONTACT INFORMATION

**APPLICANT:**  
Property Owner

Betty Tong  
BML Development Corporation  
3008th 80th Ave. N.E.  
Bellevue, Washington 98004

**ENVIRONMENTAL CONSULTANT:**

J. S. Jones and Associates, Inc.  
PO Box 1908  
Issaquah, Washington 98027  
253-905-5736  
jeff.jsjones@comcast.net

## LEGAL DESCRIPTION

Parcel #252405-9157:  
N 160 FT OF W 165 FT OF SE 1/4 OF NW 1/4

Parcel #252405-9166:  
N 80 FT OF E 165 FT OF W 330 FT OF SE 1/4 OF NW 1/4

Parcel #252405-9181:  
S 80 FT OF N 160 FT OF E 165 FT OF W 330 FT OF SE 1/4  
OF NW 1/4

## Impact Areas

### Critical Area Impacts

Wetland Buffer	1,244 sf
Wetland BSBL (reduced from 20' to 10')	2,107 sf
Steep Slope	
Top-of-Slope Buffer	2,980 sf
Toe-of-Slope Buffer	10 sf

### Temporary Buffer Impacts

Wetland Buffer Impact (green)	319 sf
Replacement Area Impact (yellow included in Replacement Area)	319 sf

### Replacement Area

Wetland Buffer Replacement Area	1,258 sf
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### Steep Slope Enhancement

Steep Slope Setback Enhancement Area	3,158 sf
Impact to Steep Slope Buffer (Red)	892 sf

Total Restoration Enhancement	5,627 sf
-------------------------------	----------

## KEY

WETLAND BUFFER BBSL REDUCTION AREA 2,245 SF

RESTORATION AREA FOR TEMPORARY IMPACTS TO WETLAND BUFFER 319 SF

WETLAND BUFFER RESTORATION FOR TEMP. GRADING IMPACTS TO WETLAND BUFFER REPLACEMENT AREA 319 SF

WETLAND BUFFER RESTORATION FOR TEMP. GRADING IMPACTS TO WETLAND REPLACEMENT AREA AND SLOPE BUFFER 892 SF

SLOPE SETBACK ENHANCEMENT AREA 3,158 SF

SLOPE BUFFER REDUCTION AREA 2,980 SF

WETLAND BUFFER REDUCTION AREA 1,244 SF

WETLAND BUFFER REPLACEMENT AREA 1,258 SF

WETLAND BOUNDARY

75' WETLAND BUFFER

50' TOP OF SLOPE BUFFER

VARIED BBSL FROM TOP OF SLOPE

LANDSLIDE HAZARD LINE

AVERAGED WETLAND BUFFER

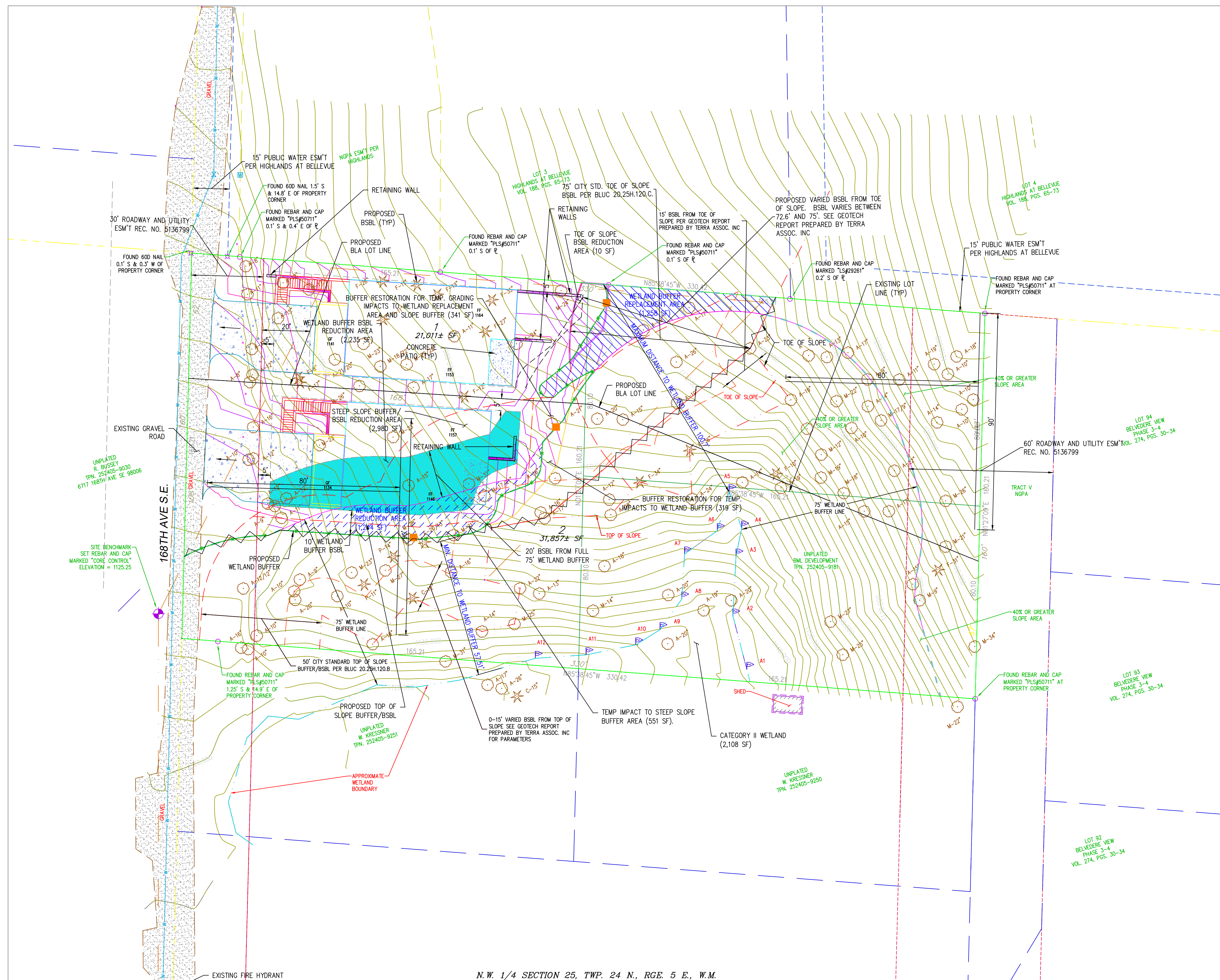
SPLIT-RAIL FENCE / LIMITS OF PERMANENT DISTURBANCE

LIMITS OF TEMPORARY DISTURBANCE



67XXX 168th Ave. S.E, Bellevue, WA 98006

Parcel No.'s 252405-9157, 252405-9166, and 252405-9181



### Buffer Averaging

Buffer Reduction	1,244 sf
Buffer Replacement	1,258 sf
Minimum Distance to Wetland Buffer	57.51 feet
Maximum Distance to Wetland Buffer	100.7 feet

## KEY

Legend for Wetland Buffers and Disturbance Limits:

- WETLAND BUFFER REDUCTION AREA 1,244 SF
- WETLAND BUFFER REPLACEMENT AREA 1,258 SF
- WETLAND BOUNDARY
- 75' WETLAND BUFFER
- 50' TOP OF SLOPE BUFFER
- VARIED BBSL FROM TOP OF SLOPE
- LANDSLIDE HAZARD LINE
- AVERAGED WETLAND BUFFER
- SPLIT-RAIL FENCE / LIMITS OF PERMANENT DISTURBANCE
- LIMITS OF DISTURBANCE

CONSULTANT:

**J. S. Jones and Associates, Inc.**  
**Environmental Consultants**  
Wetlands, Streams, and Wildlife

P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027

**BML Development Corporation**

**Development Corporation**  
808th Ave. N.E., Bellevue, Washington 98004  
206-351-0042      bettyt@isomedia.com

## Buffer Averaging

**Butler Averaging**  
Parcel No.'s 252405-9157, 252405-9166, and 252405-9181

**CLIENT:**

DESIGNED BY:

J. Jones  
DRAWN BY:

J. Jones

[illegible]

APPROVED BY:

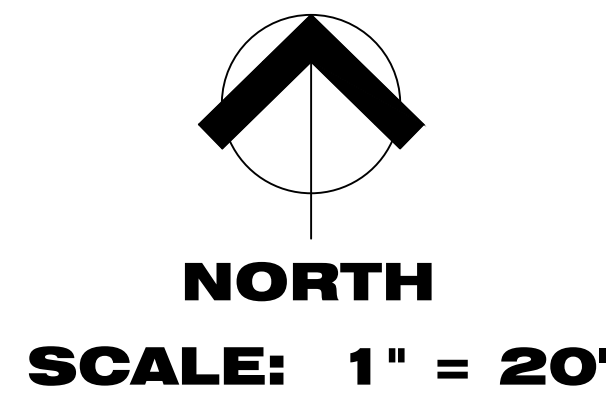
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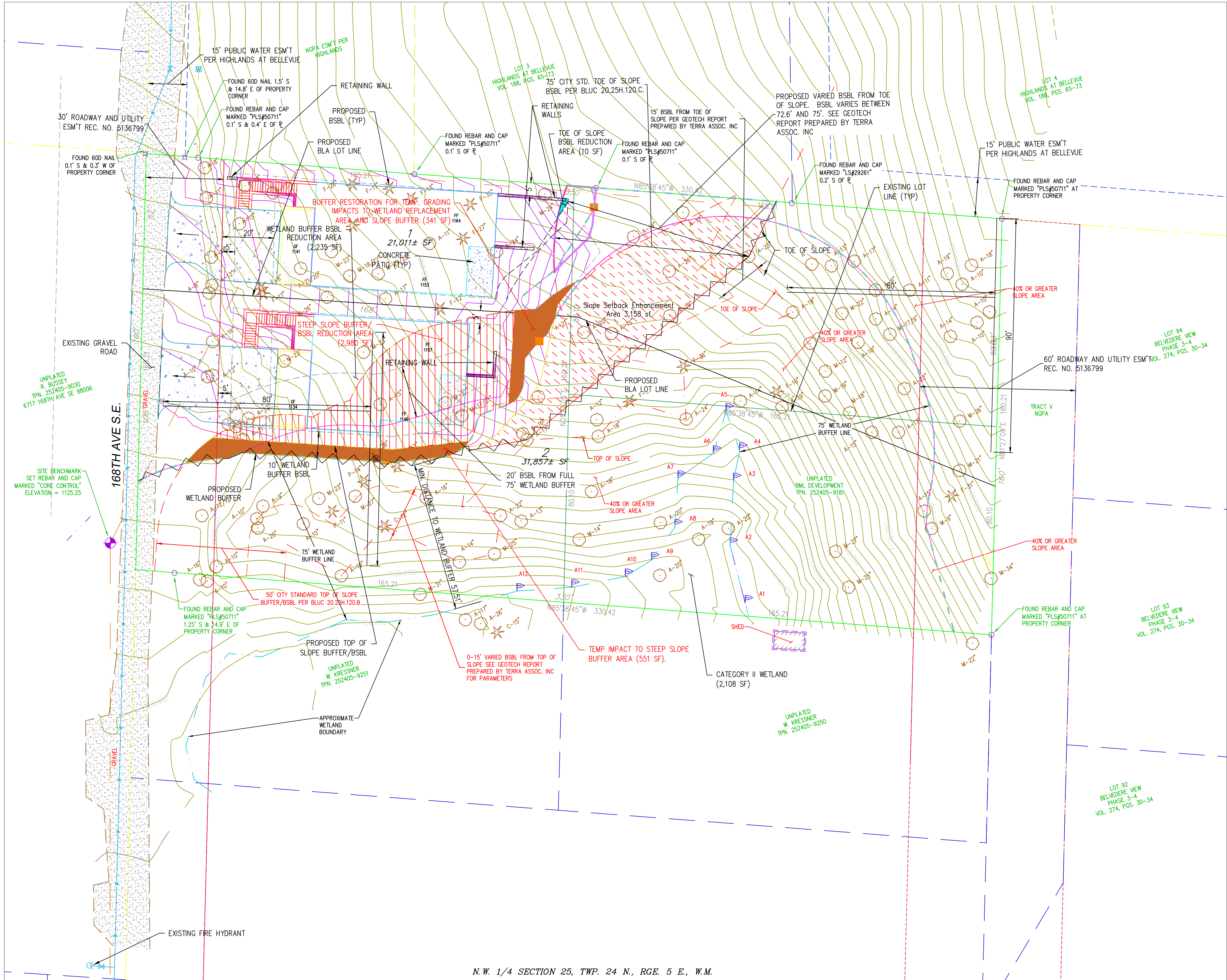
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2 of 7



Tong Short Plat Enhancement & Restoration Plan

67XXX 168th Ave. S.E, Bellevue, WA 98006

Parcel No.'s 252405-9157, 252405-9166, and 252405-9181



Steep Slope Areas

Steep Slope Buffer / BSBL Reduction	2,980 sf
Steep Slope Setback Enhancement	3,158 sf
Temporary Impact to Steep Slope Buffer	551 sf
Temporary Impact to Steep Slope Buffer	341 sf

BSBL from Toe of Steep Slope	15 feet
Terra Assoc. Inc. (Geotech)	75 feet
PER BLUC 20.25H.120.C.	

KEY

[Solid Blue Box]	WETLAND BUFFER BSBL REDUCTION AREA 2,245 SF
[Solid Green Box]	RESTORATION AREA FOR TEMPORARY IMPACTS TO WETLAND BUFFER 319 SF
[Solid Yellow Box]	WETLAND BUFFER RESTORATION FOR TEMP. GRADING IMPACTS TO WETLAND BUFFER REPLACEMENT AREA 319 SF
[Solid Orange Box]	WETLAND BUFFER RESTORATION FOR TEMP. GRADING IMPACTS TO WETLAND REPLACEMENT AREA AND SLOPE BUFFER 892 SF
[Hatched Box]	SLOPE SETBACK ENHANCEMENT AREA 3,158 SF
[Vertical Line Box]	SLOPE BUFFER / BSBL REDUCTION AREA 2,980 SF
[Dashed Blue Line]	WETLAND BOUNDARY
[Dashed Green Line]	75' WETLAND BUFFER
[Dashed Red Line]	50' TOP OF SLOPE BUFFER
[Dashed Orange Line]	VARIED BSBL FROM TOP OF SLOPE
[Dashed Brown Line]	LANDSLIDE HAZARD LINE
[Dotted Blue Line]	AVERAGED WETLAND BUFFER
[Wavy Line]	LIMITS OF DISTURBANCE

CONSULTANT:  
**J. S. Jones and Associates, Inc.**  
Environmental Consultants  
Wetlands, Streams, and Wildlife  
P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027

**BML Development Corporation**  
23008th 80th Ave. N.E., Bellevue, Washington 98004  
206-351-0042  
betyt@isomedia.com

Steep Slope Areas

Parcel No.'s 252405-9157, 252405-9166, and 252405-9181

CLIENT:

DESIGNED BY:  
J. Jones

DRAWN BY:  
J. Jones

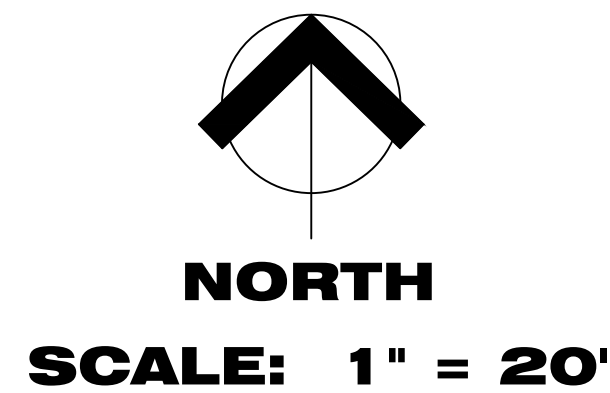
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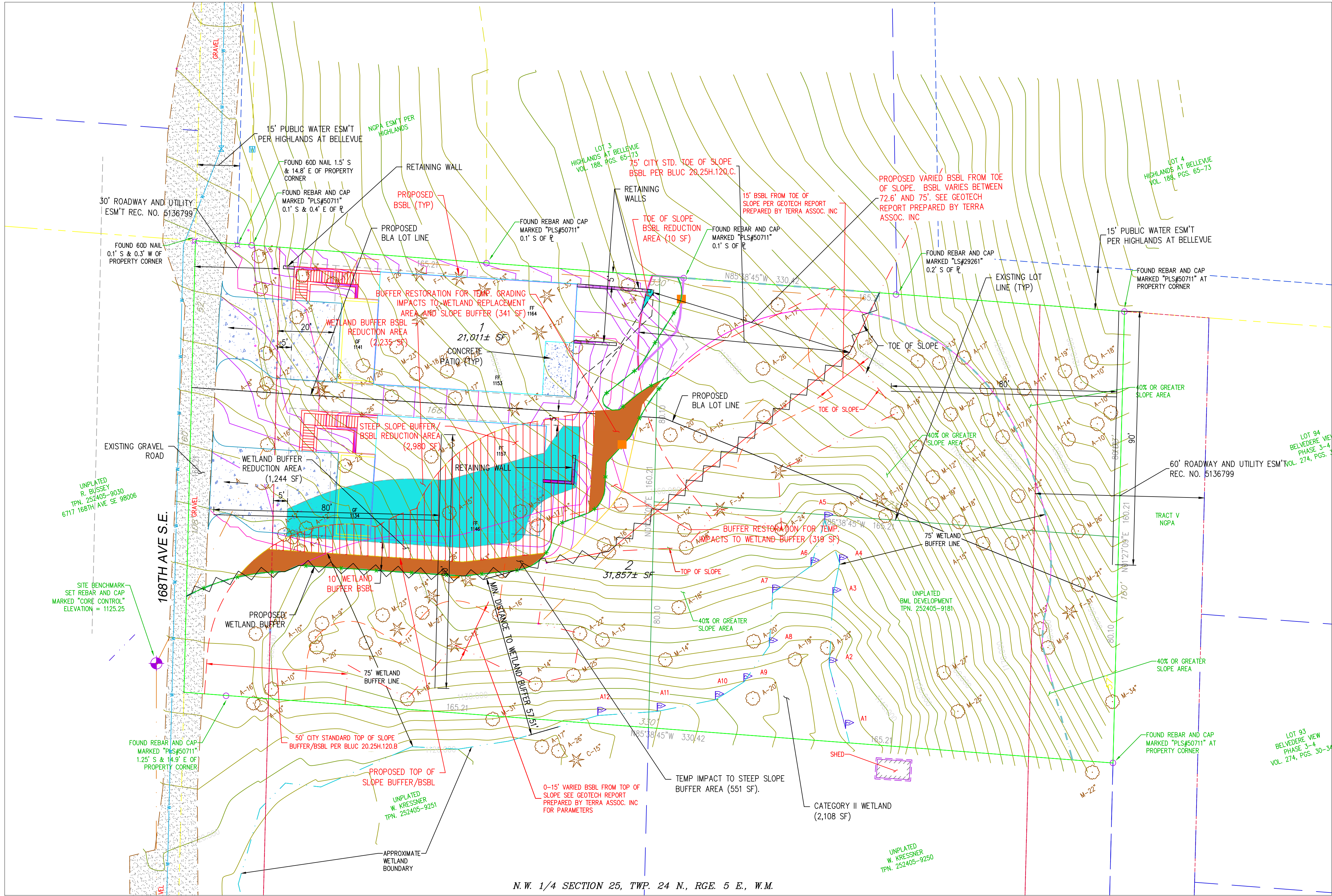
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Tong Short Plat Enhancement & Restoration Plan

67XXX 168th Ave. S.E, Bellevue, WA 98006

Parcel No.'s 252405-9157, 252405-9166, and 252405-9181



BSBL REDUCTION

Wetland Buffer BSBL Reduction Area	2,235 sf
Top of Slope Buffer BSBL Reduction Area	2,980 sf
Toe of Slope BSBL Reduction Area	10 sf
City Standard Wetland Buffer BSBL	20 feet
Reduced Wetland Buffer BSBL	10 feet
Buffer Restoration for Temporary Impacts to Wetland Replacement Area and Slope Buffer	(551 sf + 341 sf) = 892 sf

KEY

	WETLAND BUFFER BSBL REDUCTION AREA 2,245 SF
	WETLAND BUFFER RESTORATION FOR TEMP. GRADING IMPACTS TO WETLAND REPLACEMENT AREA AND SLOPE BUFFER 892 SF
	SLOPE BUFFER / BSBL REDUCTION AREA 2,980 SF
	WETLAND BOUNDARY
	75' WETLAND BUFFER
	50' TOP OF SLOPE BUFFER
	VARIED BSBL FROM TOP OF SLOPE
	LANDSLIDE HAZARD LINE
	AVERAGED WETLAND BUFFER
	SPLIT-RAIL FENCE / LIMITS OF PERMANENT DISTURBANCE
	LIMITS OF DISTURBANCE

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23008th 80th Ave. N.E., Bellevue, Washington 98004  
206-351-0042  
bettyj@isomedia.com

BSBL  
Parcel No.'s 252405-9157, 252405-9166, and 252405-9181

CLIENT:

DESIGNED BY:	J. Jones
DRAWN BY:	J. Jones
CHECKED BY:	
APPROVED BY:	
DATE:	12/14/2018

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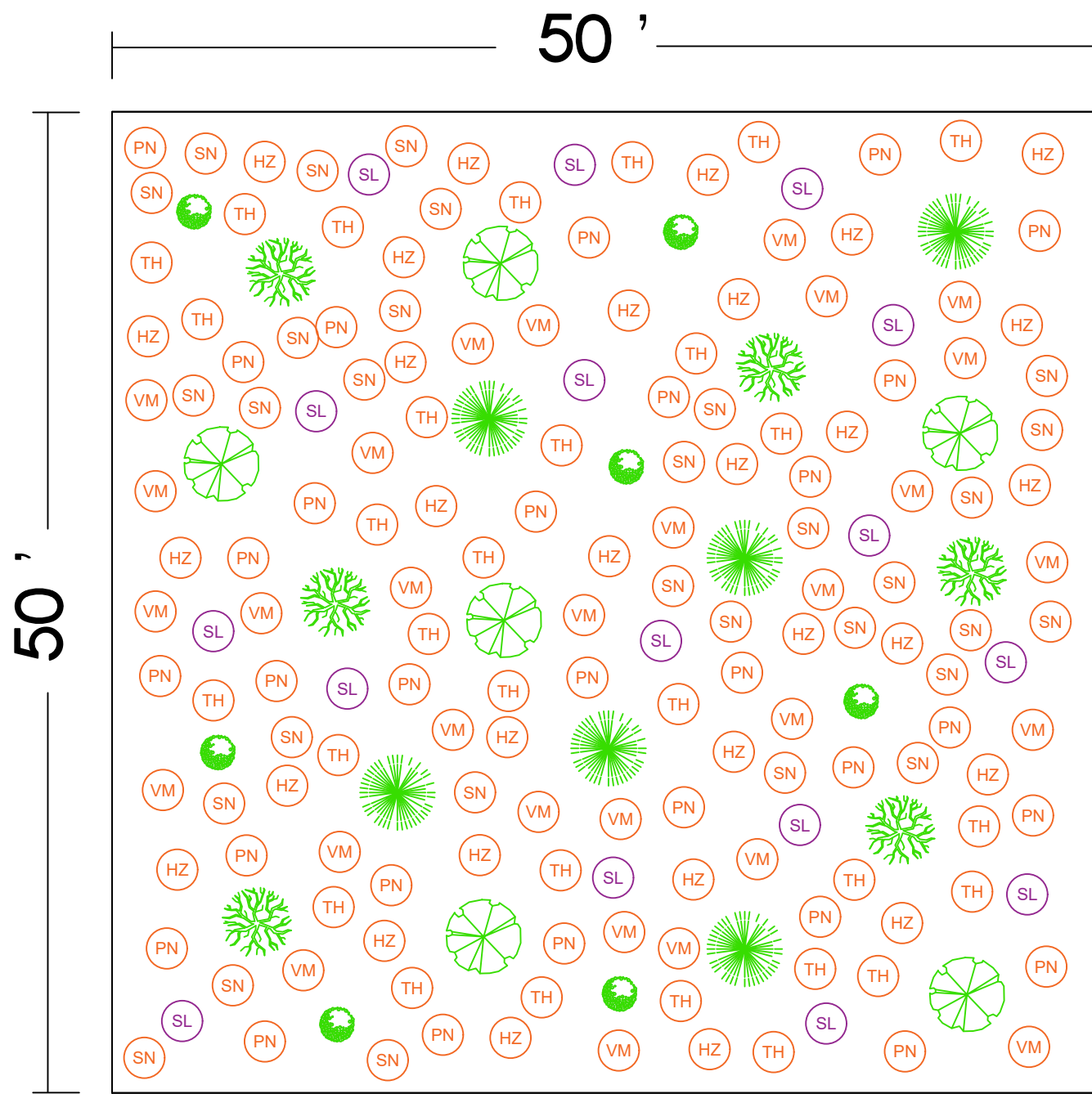


**Tong Short Plat Enhancement & Restoration Plan**

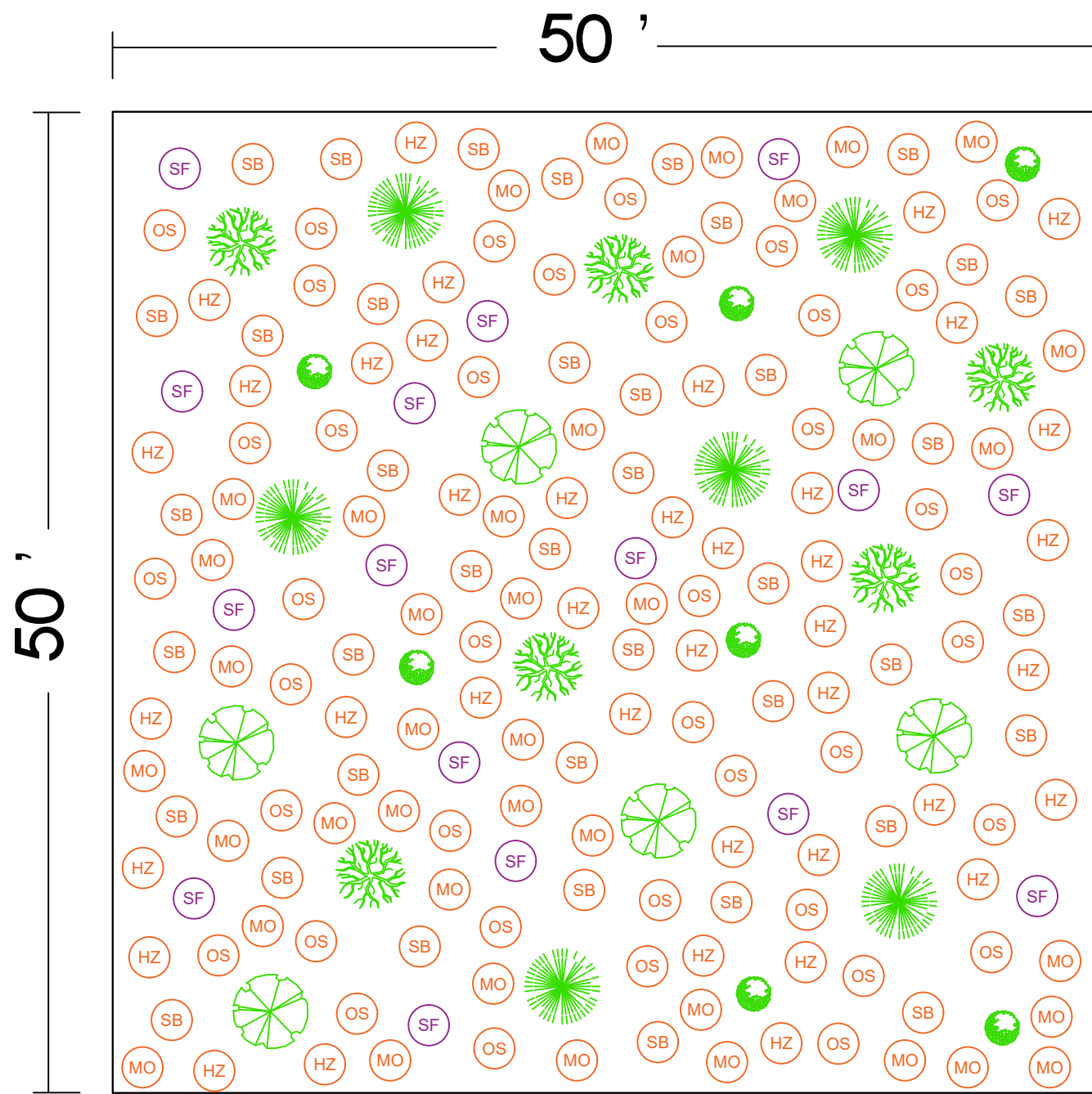
67XXX 168th Ave. S.E, Bellevue, WA 98006

Parcel No.'s 252405-9157, 252405-9166, and 252405-9181

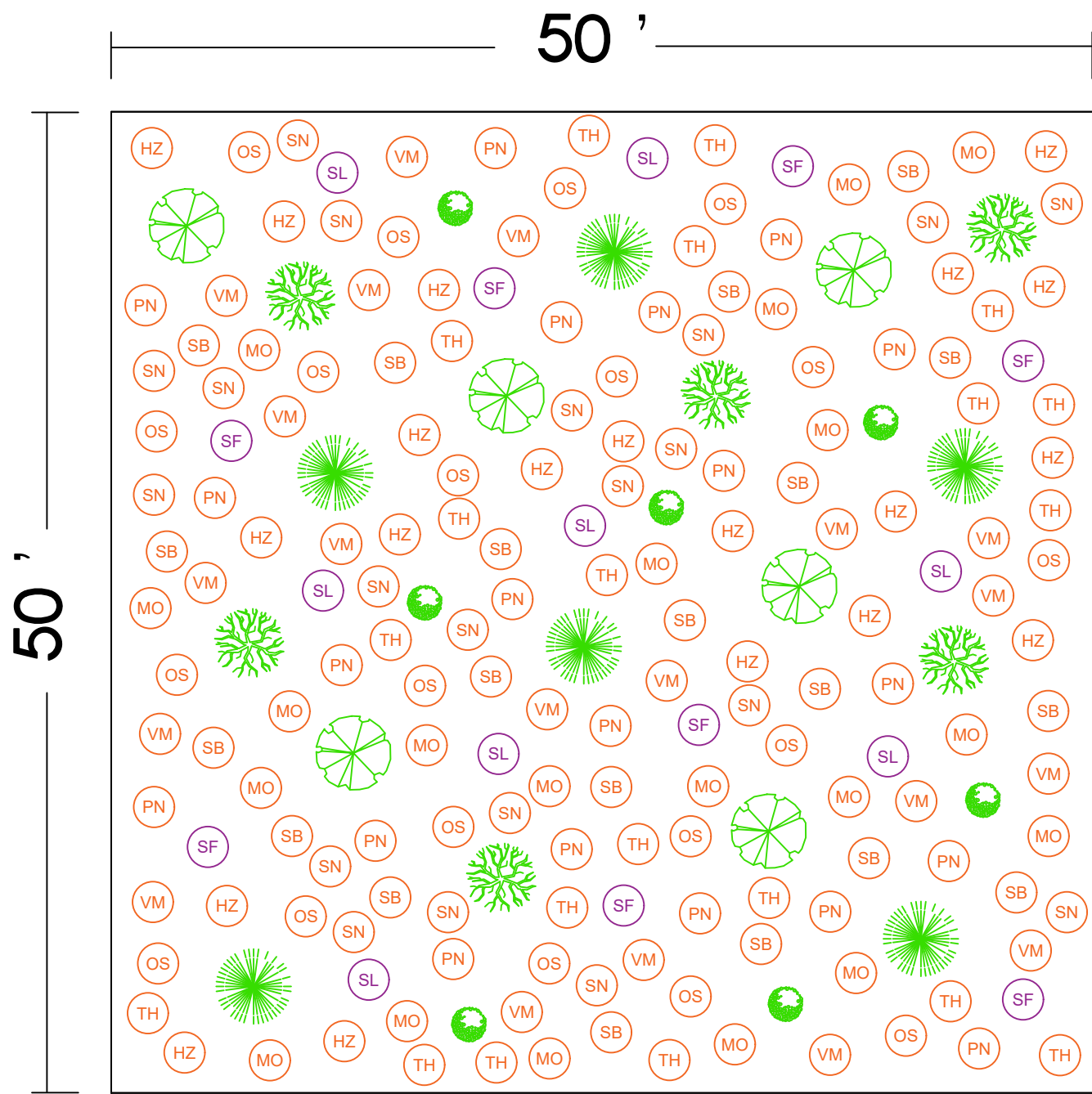
Typical Steep Slope Enhancement / Restoration Area






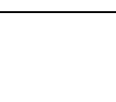










Typical Wetland Buffer Enhancement / Restoration Area



Typical Wetland & Slope Buffer Enhancement / Restoration Area



				WETLAND BUFFER RESTORATION QUANTITY (GREEN) 319 SF	STEEP SLOPE BUFFER RESTORATION QUANTITY (BROWN) 892 SF	STEEP SLOPE & WETLAND BUFFER RESTORATION QUANTITY (YELLOW W/ BLUE SLASH) 319 SF	WETLAND BUFFER REPLACEMENT & ENHANCEMENT QUANTITY (BLUE SLASH) 939 SF	STEEP SLOPE SETBACK ENHANCEMENT QUANTITY (RED DASH) 3,158 SF		STEEP SLOPE BUFFER 50' X 50' SQUARE QUANTITY	WETLAND BUFFER 50' X 50' SQUARE QUANTITY	STEEP SLOPE & WETLAND BUFFER 50' X 50' SQUARE QUANTITY	
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE						TOTAL QUANTITY				
	DOUG FIR	<i>PSEUDOTSUGA MENZIESII</i>	2 GAL	1	2	1	3	8	15	6	6	6	
	WESTERN RED CEDAR	<i>THUJA PLICATA</i>	2 GAL	1	2	1	2	8	14	6	6	6	
	BIG LEAF MAPLE	<i>ACER MACROPHYLLUM</i>	2 GAL	1	2	1	2	8	14	6	6	6	
	RED ALDER	<i>ALNUS RUBRA</i>	1 GAL	1	3	1	3	8	16	7	7	7	
	SALMONBERRY	<i>RUBUS SPECTABILIS</i>	1 GAL	5	0	3	15	0	23	0	40	20	
	OCEANSPRAY	<i>HOLODISCUS DISCOLOR</i>	1 GAL	5	0	3	15	0	23	0	40	20	
	BEAKED HAZLENUT	<i>CORLYS CORNUTA</i>	1 GAL	5	12	3	15	40	75	30	40	20	
	PACIFIC NINEBARK	<i>POLYSTICHUM MUNITUM</i>	1 GAL	0	12	3	0	40	55	30	0	20	
	MOCK ORANGE	<i>PHILADELPHUS LEWISII</i>	1 GAL	5	0	2	15	0	22	0	40	20	
	VINE MAPLE	<i>ACER CIRCINATUM</i>	1 GAL	0	12	2	0	40	54	30	0	20	
	THIMBLEBERRY	<i>RUBUS PARVIFLORUS</i>	1 GAL	0	12	2	0	40	54	30	0	20	
	SNOWBERRY	<i>SYMPHORICARPOS ALBUS</i>	1 GAL	0	12	2	0	40	54	30	0	20	
	SWORD FERN	<i>PHYSOCARPUS CAPITATUS</i>	1 GAL	20	0	10	60	0	90	0	160	80	
	SALAL	<i>GAULTHERIA SHALLON</i>	1 GAL	0	60	10	0	200	270	160	0	80	
NOTE: FOR SWORD FERN AND SALAL 1 SYMBOL = 10 PLANTS				TOTAL	44	129	44	130	432	779	335	345	345

CONSULTANT:

**J. S. Jones and Associates, Inc.**

**Environmental Consultants**

Wetlands, Streams, and Wildlife

P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027

CLIENT:

**BML Development Corporation**

23008th 80th Ave. N.E., Bellevue, Washington 98004

206-351-0042

bettyt@isomedia.com

PROJECT:

**Planting Areas**

Parcel No.'s 252405-9157, 252405-9166, and 252405-9181

DESIGNED BY:

J. Jones

DRAWN BY:

J. Jones

CHECKED BY:

APPROVED BY:

DATE:

12/14/2018

SCALE

1" = 20'

SHEET

4 of 7

# Tong Short Plat Enhancement & Restoration Plan

67XXX 168th Ave. S.E, Bellevue, WA 98006

Parcel No.'s 252405-9157, 252405-9166, and 252405-9181

## CLEARING AND GRADING STANDARD NOTES

1. A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
3. A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING & GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.
4. CLEARING WILL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
5. TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, OR WHEN RAINY SEASON CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) ARE REQUIRED:  
PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE CLEARING & GRADING INSPECTOR.
8. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE *UNIFORM BUILDING CODE*.

## BUFFER GRASS SEEDING

GRASS NAME	SCIENTIFIC NAME	PERCENTAGE
BLUE WILDRYE	ELYMUS GLAUCUS	60%
MEADOW BARLEY	HORDEUM BRACHYANTHERUM	30%
TUFTED HAIRGRASS	DESCHAMPSIA CAESPITOSA	10%

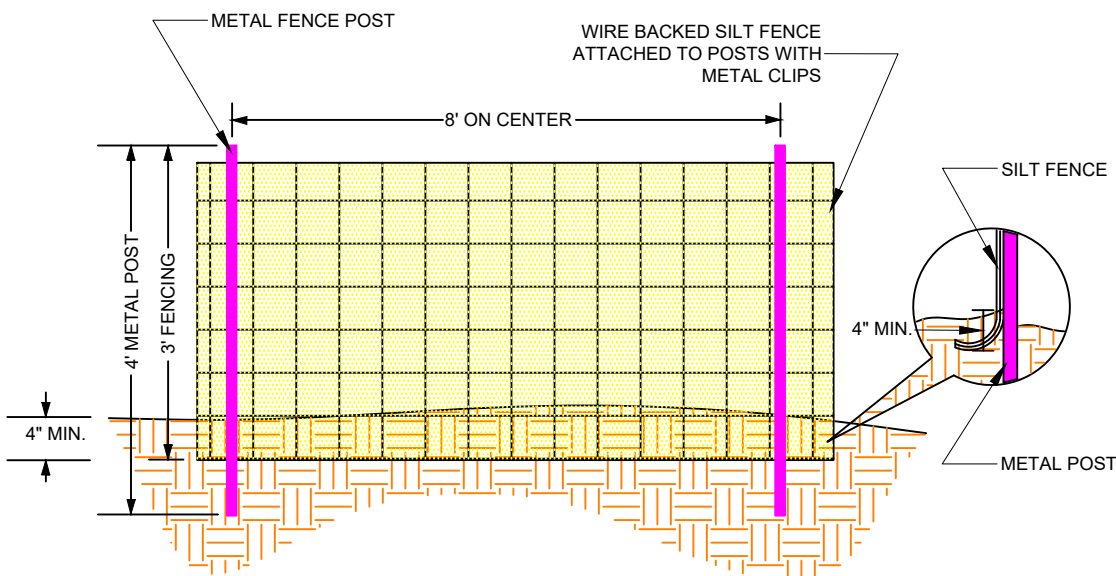
- \* APPLICATION RATE: 40 LBS PER ACRE
- \* TOTAL BUFFER AREA TO BE SEEDED: 6,786 SF = 0.155 ACRES
- \* TOTAL AMOUNT OF SEED NEEDED: 6.2 LBS
- \* BROADCAST SEED APPLICATION BY HAND

## GRASS SEEDING NOTE

THE ABOVE SPECIFIED GRASS SEED IS A SPECIFIC MIXTURE OFTEN USED IN RESTORATION PROJECTS. IF THE ABOVE SPECIFIED MIX IS NOT READILY AVAILABLE CONTACT THE CONSULTING BIOLOGIST FOR OTHER APPROPRIATE MIXTURES.

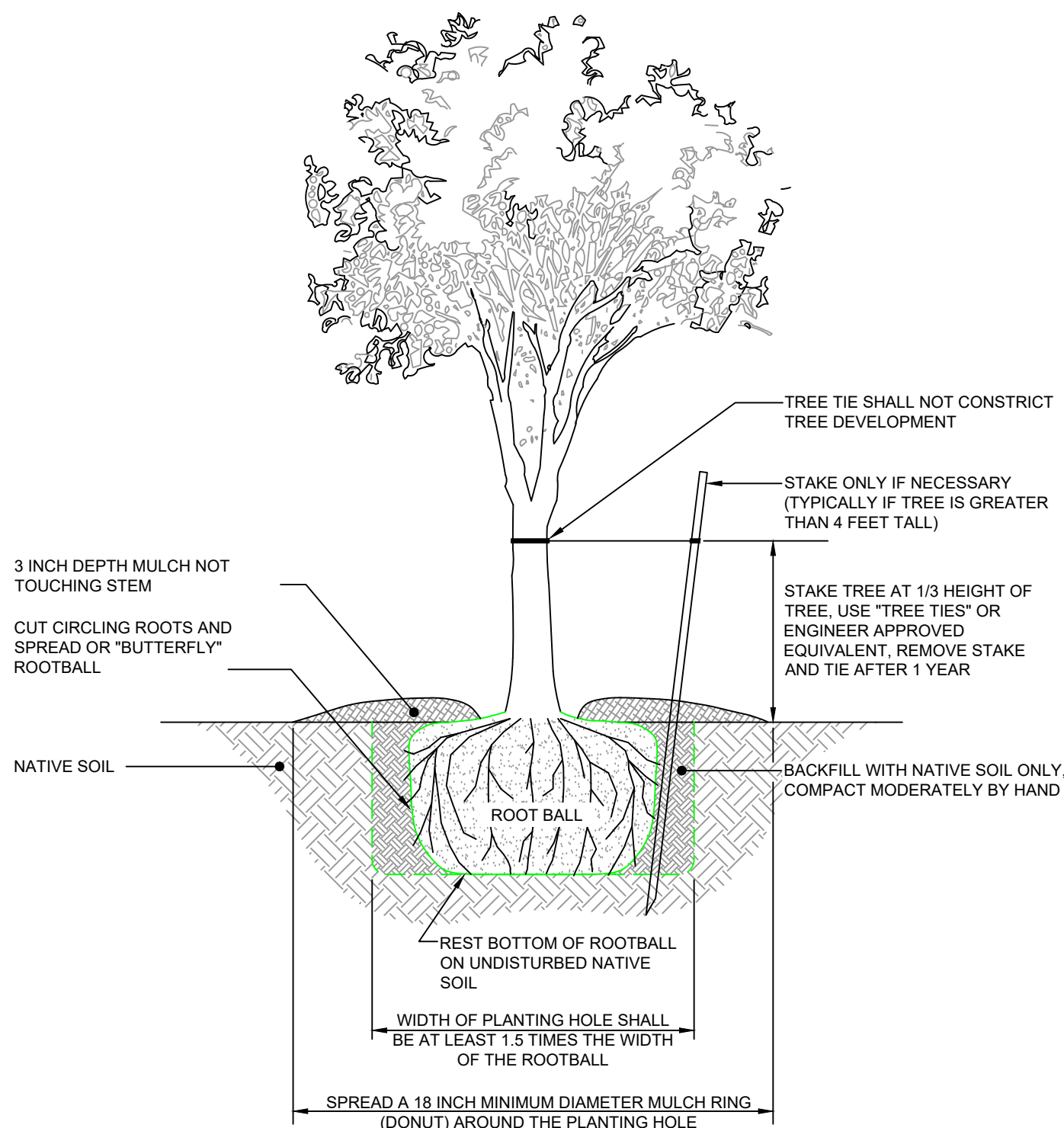
## CONSTRUCTION SEQUENCE:

1. HOLD THE PRE-CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIREMENT OF CONSTRUCTION SIGN).
3. FLAG CLEARING LIMITS.
4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF BELLEVUE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
8. RELOCATE EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE KING COUNTY EROSION AND SEDIMENT CONTROL STANDARDS.
9. COVER ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
10. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
11. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMP'S AS APPROPRIATE.



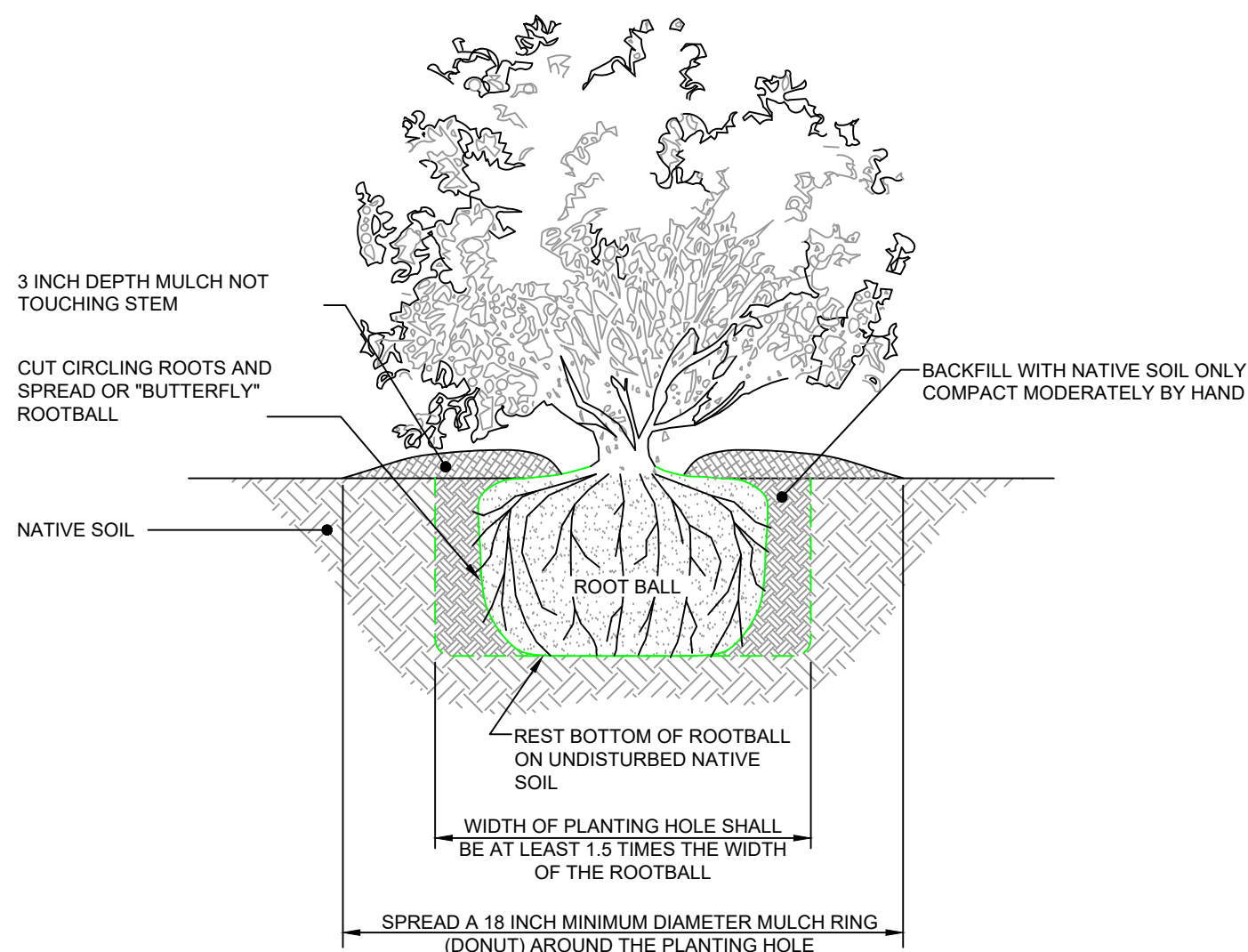
## SILT FENCE DETAILS

NOTE: SEE TESCP PLAN FROM CIVIL ENGINEER



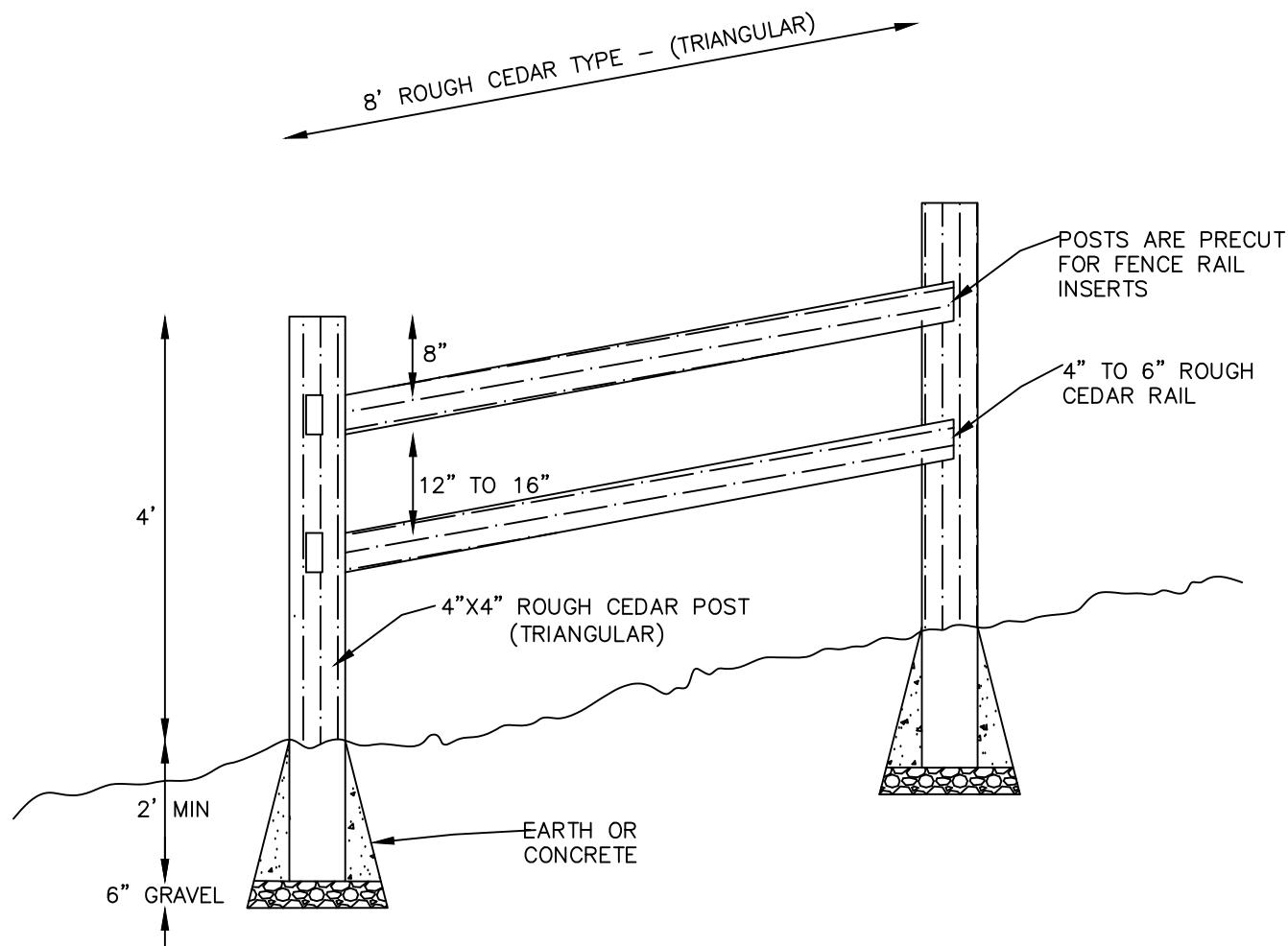
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(TYPICAL)

## Tree Planting Detail



NOT TO SCALE  
(TYPICAL)

## Shrub Planting Detail

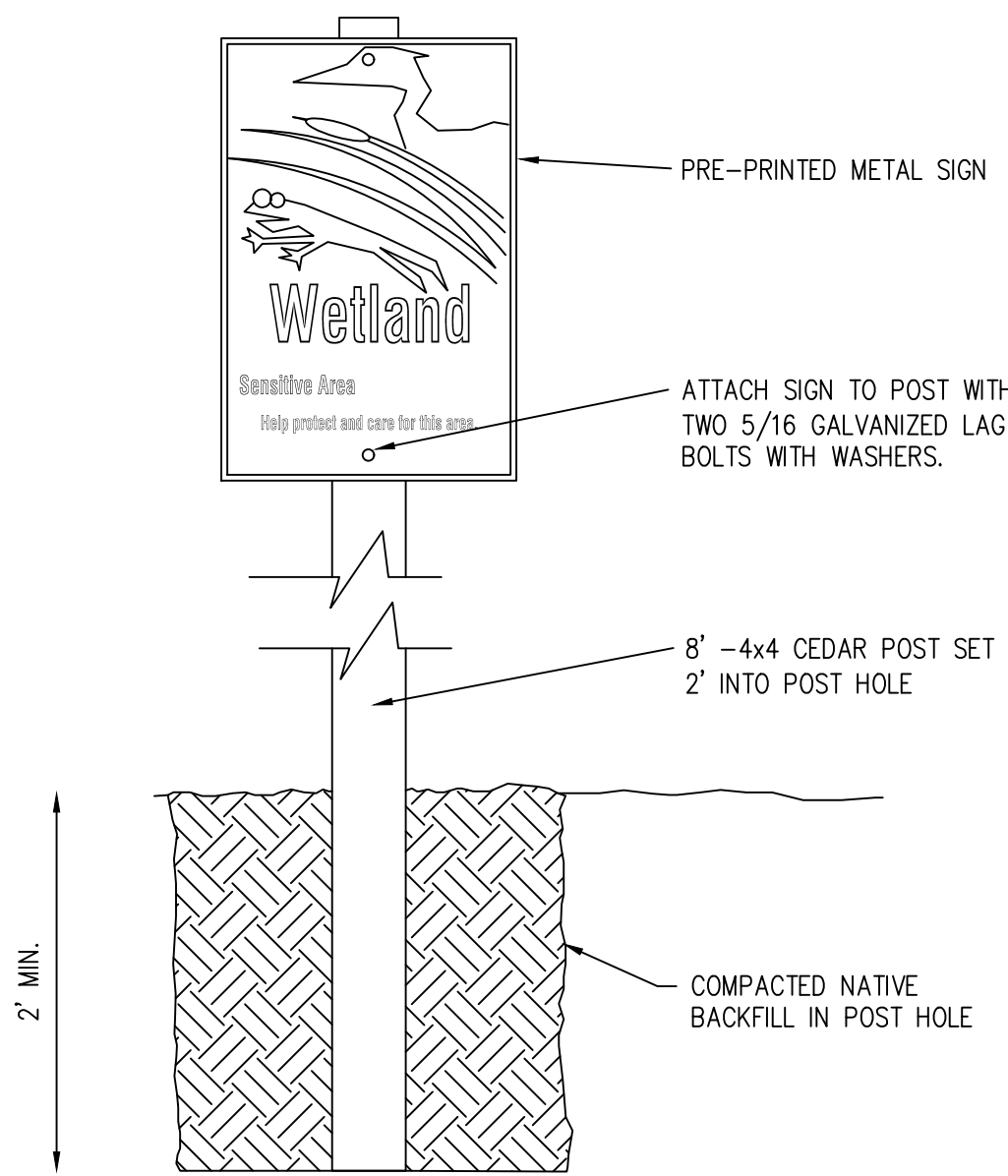


NOTES:  
POSTS AND RAILINGS ARE PRECUT FOR ASSEMBLY

3 RAILS ARE PERMITTED

FENCES SHALL BE PLACED AT THE APPROVED BUFFER EDGE

## Split Rail Fence Detail



NOTES:  
THE WETLAND/STREAM SIGN SHALL BE POSTED AT THE BOUNDARY BETWEEN DEVELOPMENT AND THE SENSITIVE AREA BUFFER.  
ONE SIGN SHALL BE POSTED FOR EVERY RESIDENTIAL LOT AND ONE PER EVERY 100 FEET FOR ALL PUBLIC RIGHTS OF WAY, TRAILS, PARKING AREAS, PLAYGROUNDS AND ALL OTHER USES LOCATED ADJACENT TO WETLANDS AND ASSOCIATED BUFFERS AND SHALL BE STATIONED PER LOCATION, ON THE APPROVED PLANS TO THE PROPOSED DEVELOPMENT. SIGNS MAY BE POSTED ON SPLIT RAIL FENCE POSTS.

## Wetland Sign Detail

CONSULTANT:

J. S. Jones and Associates, Inc.

Environmental Consultants

Wetlands, Streams, and Wildlife

P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027

CLIENT: BML Development Corporation

23008th 80th Ave. N.E., Bellevue, Washington 98004

bettyl@isomedia.com

206-351-0042

PROJECT:

Planting & Details

Parcel No.'s 252405-9157, 252405-9166, and 252405-9181

DESIGNED BY:

J. Jones

DRAWN BY:

J. Jones

CHECKED BY:

APPROVED BY:

DATE:

12/14/2018

SCALE  
NONE

SHEET  
6 of 7

Comments Letter 5/30/2019  
NO DATE BY REVISION

67XXX 168th Ave. S.E, Bellevue, WA 98006  
Parcel No.'s 252405-9157, 252405-9166, and 252405-9181

CONSULTANT:  
**J. S. Jones and Associates, Inc.**  
**Environmental Consultants**  
Wetlands, Streams, and Wildlife

## Life

SAQUAH, WASHINGTON 98027

CONSULTANT:

# BML Development Corporation

108th 80th Ave. N.E., Bellevue, Washington 98004  
206-351-0042 bettyt@isomedia.com

**Text**

Parcel No.'s 252405-9157, 252405-9166, and 252405-9181

15

INT:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

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SCALE  
NONE

SHEET  
7 of 7